

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 30 April 2025 commencing at 6.30 pm.

Present:

Councillor Matthew Boles (Chairman)
Councillor Jim Snee (Vice-Chairman)
Councillor Emma Bailey
Councillor John Barrett
Councillor Owen Bierley
Councillor Karen Carless
Councillor Ian Fleetwood
Councillor Peter Morris
Councillor Roger Patterson
Councillor Roger Pilgrim
Councillor Tom Smith
Councillor Paul Swift

In Attendance:

Russell Clarkson	Development Management Team Manager
Danielle Peck	Senior Development Management Officer
Natalie Smalley	Democratic and Civic Officer

Also in Attendance: 3 members of the public

210 MEETING OPEN AND ADJOURNMENT

The Chairman opened the meeting and explained that, due to ongoing IT issues, the presentation could not proceed as planned. To address the situation, a short adjournment was necessary.

NOTE: The meeting was adjourned at 6:32pm and reopened at 6:37pm.

211 PUBLIC PARTICIPATION PERIOD

There was no public participation.

NOTE: Cllr Smith arrived at the meeting at 6.38pm.

212 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

A Member raised a point regarding the absence of a Chairman at the Planning Committee meeting held on Wednesday 2 April 2025 during which the Committee resolved to proceed

without a Chairman. Appreciation was expressed for the Democratic and Civic Officer's efforts in managing the situation.

It was acknowledged that the minutes from the meeting on 5 March 2025, which related to application WL/2024/00446 - Land North of Corn Close, Fiskerton, had been circulated and approved at the 2 April 2025 meeting. However, the Member noted that, upon reviewing the debate and corresponding with the Planning Manager ten days prior to the current meeting, the resolution concerning construction traffic did not appear to have been fully reflected in the record.

The Member clarified their understanding of the discussion at the time, stating that the Committee had agreed that all construction traffic, materials, and workforce should access the site via the runway at the rear. It was expressed that this position should be clearly documented within the minutes.

Further reference was made to the response provided by the Planning Officer to the Parish Council, with specific mention of comments under Condition 8. While differing interpretations existed, the Member wished to ensure that the Committee's views were accurately recorded.

The Planning Manager apologised for not having responded sooner, explaining that the matter had been under review. It was noted that the proposal regarding construction traffic had been introduced by a third-party speaker, with the Member of the Committee subsequently reinforcing the point. The Committee's formal resolution on the night had focused on the creation of an additional permanent vehicular access to the site, rather than specific arrangements for construction traffic. However, a condition had been included requiring the submission and approval of construction traffic routing, which would provide an opportunity to address concerns.

The importance of capturing the Committee's perspectives was acknowledged, and it was noted that this could be considered further when the relevant condition was discharged and the application returned to the Committee for further discussion.

In response, the Member reiterated their view that construction traffic arrangements had been a significant aspect of the original debate and emphasised the benefits of ensuring site access via the designated runway. It was suggested that this approach would minimise disruption to the surrounding village.

Having been proposed and seconded, it was

RESOLVED that the Minutes of the Meeting of the Planning Committee held on Wednesday 2 April 2025 be confirmed and signed as a correct record.

213 DECLARATIONS OF INTEREST

There were no declarations of interest made.

214 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

It was reported that the draft Planning and Infrastructure Bill had reached Committee stage and had been referred to a Public Bill Committee for detailed scrutiny. The Bill was being examined, and a report to the House was expected by Thursday 22 May, with further updates anticipated at the next Committee meeting.

Regarding the Central Lincolnshire Design Code consultation, which had closed at the beginning of April, it was noted that over 300 responses had been received. The Central Lincolnshire team would review the submissions before progressing to the next stage.

No significant updates on neighbourhood plans had been identified for the month, and no further matters had been raised.

215 WL/2025/00206 - OLD BLACKSMITHS FORGE, HEMSWELL

The Committee considered application WL/2025/00206, which sought permission for the removal of the remaining structure of the former Forge building and the erection of a single dwelling at the site, on land at Old Blacksmiths Forge, Hemswell.

The Officer provided an update on the application, photographs showed the building's condition in 2020 compared to April 2025, with only the east and south walls remaining. Foundations from a 2004 permission had been laid but could not be implemented, leading to the current application.

The proposed design broadly reflected the building's previous appearance. The layout included a main dwelling to the south, and a single-storey offshoot. Stone reuse was required under Condition Seven. Floor plans confirmed a three-bedroom dwelling. Site photographs depicted views from Brook Street, surrounding areas, and access to fields beyond the northern boundary.

The Chairman thanked the Officer for her presentation and stated that there was one registered speaker in relation to this application and invited Mr Clover, as Agent, to address the Committee.

A statement was read by Mr Clover in support of application WL/2025/00206 According to the Agent, the site contained remnants of the former Forge, foundations for a previously approved extension, and a detached garage. Though located within the Hemswell Conservation Area, the structures were not listed. The 1985 Hemswell Conservation Area Appraisal had identified them as buildings of interest, but subsequent changes had altered the site's character.

Mr Clover clarified that previous approvals included a 2004 permission for conversion and extension, which remained extant due to the completion of the garage. However, a structural survey in 2006 found conversion unfeasible, leading to the cessation of works. When the Applicant purchased the site in 2019, they intended to implement the existing permission but later discovered it was impractical. Building Control confirmed the Forge's poor condition required demolition. Reports, including a January 2024 appraisal, indicated that deterioration had begun over 15 years earlier.

Mr Clover explained the Council had long been aware of the building's decline. While its loss

was regrettable, demolition and reconstruction were deemed the only viable solution. The proposed dwelling aimed to respect the site's historical significance, mirroring the original Forge from Brook Street while incorporating a contemporary rear extension. Salvaged stone would be reused in construction.

Extensive pre-application discussions with Officers had led to design refinements, including height adjustments and removal of solar panels. These amendments contributed to the Planning Officer's recommendation for approval. Redevelopment was presented as the only feasible approach to preserving the area's character. No adverse impacts on heritage, amenity, or highway safety had been identified, and the Committee was respectfully asked to support the Officer's recommendation for approval.

The Chairman thanked Mr Clover for his comments. Following confirmation from Officers that no further remarks were to be made, the debate was opened to Members.

Members expressed general support for the application in principle. Concerns were raised regarding the off-site biodiversity net gain provision. It was stated by a Member of the Committee that reliance on off-site biodiversity credits could pose challenges in the future. Officers were encouraged to explore more innovative solutions for incorporating biodiversity features on-site, such as the potential for a sedum roof on the flat roof section of the development. It was noted that opportunities for biodiversity enhancement should go beyond the inclusion of solar panels, with solar tiles suggested as an alternative that could be more visually in keeping with the front elevation.

A Member queried whether there would be sufficient reclaimed stone from the existing building to complete the frontage of the new development. In response, the Officer confirmed that there would likely be enough reclaimed stone to rebuild the frontage, where additional stone was needed, conditions had been included requiring the approval of new materials, including a sample panel to ensure appropriate coursing and mortar specification.

Support was expressed for the design approach, with reference made to the appropriateness of the rear extension and its link to the main building. It was stated by a Member that the proposed design would sit well within the conservation area and that condition 15, which removed permitted development rights, was welcomed as a safeguard for residents.

Frustration was voiced by another Member regarding the deterioration of the original listed building, expressing concern over the inability of Local Authorities to enforce adequate preservation measures under current Central Government policy. It was acknowledged that the loss of the building was regrettable and that the proposal before the Committee, while not considered a positive in conservation terms, was viewed as neutral and acceptable given the limited remaining fabric.

The biodiversity net gain (BNG) issue was revisited, with clarification sought on whether maintenance requirements could be secured through a condition should the property be sold. The Lead Officer advised that BNG was governed by statutory legislation, which required a 10% net gain to be demonstrated through a biodiversity gain plan. It was explained that, for small sites such as this, on-site provision was rarely feasible due to monitoring challenges and the inclusion of private gardens being excluded from BNG calculations. As such, off-site credits were the usual route for minor developments, and this

would be managed independently of any future ownership changes.

It was further clarified by Officers that although additional on-site landscaping could be secured through planning conditions if justified, any such measures would need to be carefully balanced with the requirements of the conservation area.

A Member criticised the BNG framework as costly and bureaucratic, expressing scepticism about its value. However, support was given for the visual appearance of the proposed development, with approval expressed for the design's close resemblance to the original structure. It was remarked that the new build would be virtually the same as the previous building when viewed from the front, which was considered an important and positive design outcome.

No further comments were made, and the debate was concluded.

A proposal to accept the Officer's recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No further ground works shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of

archaeological mitigation and in accordance with the National Planning Policy Framework and policy S57 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

3. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 2.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and policy S57 of the Central Lincolnshire Local Plan.

4. Following the archaeological site work referred to in condition 3, a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and policy S57 of the Central Lincolnshire Local Plan.

5. The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric dated 4th April 2025 and prepared by Ryan Clark.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan 2023-2043.

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

Site Location Plan 66624-101 dated 03/02/2025

Proposed Site Plan 66624-104 dated 03/02/2025

Proposed Floor Plans 66624-102 dated 03/02/2025

Proposed Elevations 66624-103 dated 03/02/2025

Proposed Elevations 66624-103_Rev A dated 10/04/2025

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

7. No development, other than the removal of the remaining east and southeast wall/gable end, shall take place until details of the external materials listed below have been submitted to, inspected on site and agreed in writing by the Local Planning Authority. This shall include:

a. A scheme for the retention and reuse of stone within the former building along with details of any new stone;

- b. Specifications of all roofing materials, including tiles and flat roof covering type;
- c. Specifications of all new rainwater goods and downpipes including colour;
- d. brick to be used in window headers;
- e. Specifications of all new frames and glazing to be used in the link and rear single storey element.

Only the approved materials shall be used in the development.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to protect the character and appearance of the Conservation Area to accord with the National Planning Policy Framework and Local Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy 6 of the NP.

8.No development, other than the removal of the remaining east and southeast wall/gable end, until a 1m square sample panel of the proposed stonework, showing the coursing of the stone, colour, style and texture of the mortar have been provided on site for the inspection and approval in writing by the Local Planning Authority (the sample shall be retained on site, for reference until the new development is completed). The development shall thereafter be constructed in accordance with the approved sample panel.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the locality and the Conservation Area in accordance with the NPPF and Local Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy 6 of the NP.

9.Prior to the installation of any windows and doors joinery details to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall include the method of opening, glazing bar details, cills and headers and finish and colour. The development shall only proceed in accordance with the approved drawings.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to protect the character and appearance of the Conservation Area to accord with the National Planning Policy Framework and Local Policies S53 and S57 of the Central Lincolnshire Local Plan and Policy 6 of the NP.

10.No development, other than the removal of the remaining east and southeast wall/gable end, shall take place until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with Policy S21 of the Central Lincolnshire Local Plan.

11. No occupation of the dwelling shall take place until a scheme of ecological enhancements including the provision of Bat and Bird boxes within the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of nature conservation and to enhance the biodiversity of the site in accordance with Policy S60 CLLP and the NPPF.

12. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement (contained within the Design and Access Statement) received on 03/02/2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

13. Prior to occupation of the approved dwelling evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

Reason: In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan

Conditions which apply or relate to matters which are to be observed following completion of the development:

14. The ground and first floor windows on the eastern gable end of the dwelling shall be obscurely glazed and shall be retained for the lifetime of the development.

Reason: In the interests of protecting neighbouring amenity in accordance with Policy S53 of the CLLP and the NPPF.

15. Notwithstanding the provisions of Class A, AA, B, C, D and E of Schedule 2 Part 1 and Class A of Schedule 2 Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), following the commencement of the development hereby permitted, there shall be no further alterations, additions or enlargement to the dwelling, or additional buildings within its curtilage, or solar panels unless planning permission has first been granted by the local planning authority.

Reason: To safeguard the residential amenity of adjoining dwellings and to safeguard the character and appearance of the Hemswell Conservation Area, in accordance with the National Planning Policy Framework and Policies S53, S57 and S62 of the Central Lincolnshire Local Plan and Policies 5 and 6 of the Neighbourhood Plan.

16. Prior to the first occupation of the development, a detailed scheme of landscaping including the size, species and position or density of all trees and hedges, shrubs to be planted, shall be submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved details of landscaping shall at the latest be carried out in the first planting season following the occupation of the dwelling. Any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent

to any variation.

Reason: To ensure the visual impact of the development on the area is minimised and in the interests of providing biodiversity enhancements in accordance with the requirements of Policy S53 and Policy S60 of the Central Lincolnshire Local Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling hereby approved. Without express planning permission from the Local Planning Authority.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

216 DETERMINATION OF APPEALS

There were no Determination of Appeals to note.

The meeting concluded at 7.01 pm.

Chairman