

## **WEST LINDSEY DISTRICT COUNCIL**

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 28 May 2025 commencing at 6.30 pm.

**Present:** Councillor Ian Fleetwood (Vice-Chairman)  
Councillor Karen Carless  
Councillor Tom Smith  
Councillor Jim Snee  
Councillor Paul Swift  
Councillor Roger Patterson

**In Attendance:**  
Sally Grindrod-Smith Director Planning, Regeneration & Communities  
George Backovic Development Management Team Leader  
Paul Weeks Legal Advisor  
Natalie Smalley Democratic and Civic Officer

**Apologies:** Councillor Matthew Boles  
Councillor John Barrett  
Councillor Trevor Bridgwood

**Membership:** Councillor Roger Patterson was appointed substitute for Councillor John Barrett

### **1 APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING**

The Vice-Chairman in the Chair Cllr Fleetwood opened the meeting and acknowledged his recent appointment as Vice-Chairman of the Planning Committee in the wake of the 12 May 2025 Annual Council meeting. He explained that he would be chairing the meeting in the absence of Chairman Cllr Boles and thanked the outgoing Vice Chairman Cllr Snee for his work during his term of appointment.

Cllr Fleetwood declared a non-pecuniary interest in relation to planning application number 00026, concerning land to the north of Abbey Road and Wragby Road, Bardney. Before his appointment as Vice-Chairman of the Planning Committee, he had spoken locally about the application, offering guidance to both his constituents and the local parish council.

Given his prior involvement and his intention to speak on the item as Ward Member, he stated that he would seek to appoint a Vice-Chairman to chair the item and would leave the room before the Committee's deliberations commenced.

Cllr Swift duly nominated Councillor J. Snee. This nomination was seconded, and, with no other nominations on the table, the Chairman took the vote. It was unanimously

**RESOLVED** that Councillor J. Snee be appointed as Vice-Chairman for the duration of the meeting.

## **2 PUBLIC PARTICIPATION PERIOD**

There was no public participation.

## **3 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING**

The Chairman Cllr Fleetwood praised the minutes of the last Planning Committee meeting, and having been proposed and seconded, it was

**RESOLVED** that the minutes of the Planning Committee meeting held on Wednesday, 30 April 2025, be confirmed and signed as an accurate record.

## **4 DECLARATIONS OF INTEREST**

Cllr Fleetwood reiterated his earlier non-pecuniary declaration regarding planning application number 00026, land north of Abbey Road and Wragby Road, Bardney. He emphasised that he would be speaking as a Ward Member, and therefore unable to chair the item, or participate in any discussion and vote.

## **5 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY**

The Committee heard from the Development Management Team Leader, who gave a summary of recent changes to national planning policy. The Officer outlined that statements and a working paper from the Ministry of Housing, Communities and Local Government (MHCLG) had recently been released. A statement had been issued detailing the penalisation of firms while restricting the determination of applications where developers had unreasonably delayed the completion of projects.

The working paper outlined a government proposal requiring developers to submit additional documents detailing build-out rates as evidence for any potential sanctions. The announced measure applied only to developments exceeding 50 houses, as the Government aimed to avoid negatively impacting small to medium enterprise builders. It was noted that 80% of housing was delivered by developments exceeding this threshold.

The Government had expressed its intention to introduce regulations implementing the build-out measures as soon as possible, with the expectation that they would come into effect from 2026. A consultation had been released, allowing developers to cite factors such as unusually severe weather or unexpected site issues as reasons for delayed build-out rates.

Additionally, schemes exceeding 500 homes were required to be mixed-tenure developments. It was also confirmed that the Government had tested a new requirement for large sites to be mixed tenure by default, stating that the delivery of schemes of more than 2,000 homes was “twice as fast” when they included a 40 per cent affordable portion.

The update on planning policy continued, with the Officer noting that the Government had

proposed handing Chief Planning Officers and Committee Chairs the power to choose which schemes Members would determine. It was noted that in a consultation which had opened on 28 May 2025, and would be running for eight weeks, the Government had proposed introducing a two-tier national scheme of delegation. This approach would replace the many different approaches across the country, including instances where individual Councillors could call in any application to be considered by Committee.

Under the proposals:

- “Tier A” applications were to be delegated to Officers in all cases.
- “Tier B” applications were to be delegated to Officers unless both the Council’s Chief Planner or an equivalent Officer and the Chair of the Planning Committee agreed that the scheme in question should be determined by Members.

The government proposed that the following types of applications be in Tier A:

- Applications for planning permission for householder development, minor commercial development, or minor residential development.
- Applications for s96A non-material amendments to planning permissions.
- Applications for the approval of conditions.
- Applications for approval of a biodiversity net gain (BNG) plan.
- Applications for approval of prior approval (for permitted development rights).
- Applications for lawful development certificates.

Meanwhile, the working paper suggested that Tier B applications could include:

- Applications for planning permission not included in Tier A.
- Applications where the applicant was the local authority, a Councillor, or an Officer.
- Section 73 applications to vary conditions.
- Applications for a review of mineral planning conditions.

## **6      00026 - LAND TO THE NORTH OF ABBEY ROAD AND WRAGBY ROAD, BARDNEY**

The Chairman introduced the item and stated that responsibility for chairing the discussion would be handed over to the Vice-Chairman to facilitate an orderly process.

The Committee then gave consideration to the only application on the agenda, application number 00026, seeking outline permission for the erection of up to 54 dwellings with all matters reserved, on land to the north of Abbey Road and Wragby Road, Bardney.

The Officer provided a minor update to the item before the Committee. It was noted that the Committee report referenced the indicative layout submitted with the application, which did not indicate that access would be achievable from Jubilee Drive to the north. It was highlighted that pedestrian and cycle access from the north could be achievable, although this could only make provision within the site itself to avoid third party land and a new indicative plan had been submitted by the Applicant, demonstrating such a connection.

The Officer’s presentation continued, with two designated areas within the application site

outlined. The larger area, it was stated, was proposed for housing development, whereas the northern section was initially designated for biodiversity net gain, without plans for housing.

It was reiterated that all details regarding the design, layout, house type, scale, and landscaping were reserved for a subsequent application. Attention was drawn to a path located between two houses, leading towards Jubilee Drive. It was noted that a ransom strip separating the application site from the highway was under the control of a social housing provider. The Officer explained that a condition had been put in place requiring the path to be established to allow potential future connectivity.

It was noted that consideration had been given to safeguarding the amenity of nearby residents, and a condition had been proposed prohibiting the construction of two-storey dwellings along the boundary.

The Officer acknowledged concerns regarding play equipment provision and presented a photograph of an existing play area, located approximately 500-600 metres from the site. It was explained that Officers considered the public open space proposed on the application site to meet the requirements in the Central Lincolnshire Local Plan (CLLP).

The Vice-Chairman thanked the Officer for his presentation and stated that there were two registered speakers; the first speaker, Mr Daniel Evans, as Agent, was invited to address the Committee.

The Agent outlined the details of the application, stating that it was an outline planning application with all matters reserved for up to 54 dwellings in Bardney, as depicted in the indicative layout shown. Bardney was identified as a large village within the CLLP, providing a range of essential services and facilities for the local community. It was noted that the site in question was specifically allocated for development and considered a sustainable location for housing.

Mr Evans highlighted that Officers had confirmed the principle of housing was deemed acceptable, supported by existing planning policy and technical assessments. It was further explained that certain localised areas within the north of the site had been identified as being at low risk of surface water flooding, a factor considered during the site's allocation, with a drainage strategy required to overcome these risks.

The Committee was assured that a drainage strategy, informed by ground testing and industry-standard modelling, had been submitted with the application to mitigate any surface water risks. The Agent therefore confirmed that appropriate measures were in place to ensure positive drainage solutions.

Mr Evans added that the application would provide contributions to NHS services and deliver amenity green space, addressing existing deficiencies within the village. The Agent also reiterated that all other technical matters, including biodiversity net gain, heritage, and mineral safeguarding, were acceptable, with no outstanding objections from statutory consultees. In conclusion, support was expressed for Officer's recommendation.

The Vice-Chairman thanked Mr Evans for his comments and invited the second registered speaker, Cllr Fleetwood, as Ward Member, to address the Committee.

Cllr Fleetwood stated that he was familiar with both the developers and several objectors within the village. The Ward Member expressed satisfaction with the amended indicative layout, noting that, given all matters were reserved, the plan was only an indication and did not necessarily reflect the final development. It was hoped that the concept of a pathway extending towards Jubilee Close and Jubilee Drive would be maintained. Cllr Fleetwood mentioned that he had not received confirmation as to whether conversations had taken place or needed to move forward with Acis Housing regarding connectivity.

The Ward Member welcomed the condition regarding the rear of Jubilee Drive, which would ensure the development included bungalows rather than houses, as houses would be unsuitable for the location. However, Cllr Fleetwood expressed disappointment that the Co-op had not provided access through the supermarket into the car park and beyond. It was noted that access through Jubilee Drive would still allow people to walk down to Wragby Road via the existing Farmyard Gateway, facilitating connectivity. The Ward Member suggested that the Co-op might later consider allowing access, recognising that increased foot traffic could benefit the store.

Cllr Fleetwood raised concerns regarding flooding issues. It was stated that local residents had described significant water accumulation in the area and improvements should be made to reduce surface water runoff, particularly as Bartholomew Drive and Lang Close, located just to the north, included bungalows that regularly experienced flooding. It was explained that the scheme should ensure water management to prevent runoff from the site. Similar concerns were raised regarding sewage infrastructure, it was noted that the additional housing units would place further demand on the system, which was expected to be addressed through S81 provisions.

The Ward Member raised the issue of play equipment. It was highlighted that the report indicated the possibility of providing play equipment off-site, which, it was stated, could allow the developer to optimise the layout of the site by creating larger plots or enhancing the design. It was suggested that if play equipment were to be included within the site, a long-term maintenance fee would need to be incorporated. A contribution towards existing play equipment was strongly encouraged, given that the facilities on Horncastle Road were approximately 25 years old and in a poor condition. While some equipment had been repainted, a replacement scheme was already in the system, and it was hoped that developer contributions could support this initiative.

Cllr Fleetwood further noted that if new play equipment was established before the site moved forward with a full application, additional facilities could later be incorporated. The potential for including disabled-accessible play equipment was highlighted, and it was hoped that this aspect would be addressed. The Ward Member expressed their desire for the full application to be brought back to the Committee once available, to ensure thorough oversight. Finally, Cllr Fleetwood affirmed that the proposal aligned with policy but emphasised the importance of securing developer contributions to benefit the wider community.

The Vice-Chairman thanked Cllr Fleetwood for his comments and invited a response from the Officer.

**Note:** Cllr Fleetwood left the Chamber at 6.56pm.

The Officer provided an update on drainage stating that the developers had demonstrated that there would be a clear improvement in surface water management. It was explained that the runoff rate from the developed site would be reduced to 10 litres per second from the current rate of 30 litres per second.

Regarding play equipment, the Officer acknowledged concerns but emphasised that the development was intended to address the needs arising from the application itself, rather than provide wider benefits to the entire settlement. It was clarified that contributions were not explicitly outlined in the supplementary planning document accompanying the CLLP. Instead, guidance was drawn from Sport England, which provided cost estimations for various schemes. The Officer concluded by confirming that the proposed provision was deemed suitable to meet the demands of the development.

The Vice-Chairman Cllr Snee thanked the Officer for his response and proceeded to make a non-pecuniary declaration of interest. He disclosed a personal connection to a housing provider linked to the area, noting that his wife was employed by Acis Housing, with Bardney falling within her remit. Councillor Snee reassured the Committee that work-related discussions were not conducted at home. Additionally, he highlighted his Royal Society for the Prevention of Accidents (RoSPA) accreditation, which had enabled him to inspect and assess play areas for suitability.

The floor was then opened for further discussion, with a Member of the Committee expressing agreement that the development was not intended to benefit the entire ward of Bardney. However, sympathy was expressed towards concerns raised about play equipment funding. It was suggested that there was potential for a unilateral undertaking, whereby the developer could voluntarily contribute towards the existing play area rather than allocating land within the site for new provision. The Committee Member proposed to accept the Officer's recommendations, highlighting that the application was policy-compliant through the CLLP. An amendment was added by the Committee Member, stating that the full application should be returned to the Committee at a later date to ensure future oversight.

The Officer responded to the Committee Member's comments, highlighting challenges with a unilateral undertaking. It was explained that obligations under such an agreement would apply only to one party, meaning no legal enforcement mechanisms would be available. Additionally, the Officer cautioned that the CLLP did not support this approach within its framework.

A Member of the Committee reiterated that the site had been allocated within the CLLP, and while flooding concerns existed, they could be sufficiently managed through development mitigation strategies.

The Vice-Chairman acknowledged the Committee's comments and remarked on the prospect of a site visit. However, based on personal familiarity with the site, and the representations made, he indicated contentment with the assessments provided.

Having been proposed and seconded, with the amendment that the reserved matters application return to a future Committee meeting noted, upon taking the vote, it was unanimously

**RESOLVED** that approval to **GRANT** planning permission be delegated back to Officers subject to conditions, with the reserved matters application to return to Committee at a later date, and the completion of a Section 106 legal agreement that provided:

**NHS** A financial contribution (at £632.50 per dwelling) to fund improvements to Woodhall Spa New Surgery and Wragby Surgery;

**Affordable Housing** 20% of the dwellings (i.e. up to 11) to be delivered as affordable housing. Tenure split to be 60% Affordable Rent 40% Affordable Home Ownership (Shared Ownership and First Homes);

**Biodiversity Net Gain**

To include delivery and monitoring of BNG following reserved matters submission and approval;

and the following conditions:

1. Application for approval of the reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development must take place until, plans and particulars of the access, appearance, layout and scale of the building(s) to be erected and the landscaping of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development must be carried out in accordance with those details.

**Reason:** The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

4. The reserved matters planning application submitted to the Local Planning Authority considering access, layout, scale and appearance must include a report detailing the results of archaeological Trial Trenching across the site. If following submission the Trial Trenching is not considered sufficient by the Local Planning Authority to be able to determine harmful impacts to archaeological remains additional information can be requested and must be supplied.

**Reason:** To guide development of the site that avoids harmful impacts on archaeological remains in accordance with the National Planning Policy Framework and policy S57 of the Central Lincolnshire Local Plan.

5. The reserved matters planning application submitted to the Local Planning Authority considering layout, scale and appearance must include a schedule of the proposed housing tenures, types and sizes and parking provision that accords with policy S49, to be agreed in writing by the Local Planning Authority.

**Reason:** To support the creation of mixed, balanced and inclusive communities and to ensure sufficient parking provision in accordance with policies S23 and S49 of the Central Lincolnshire Local Plan.

6. The reserved matters planning application submitted to the Local Planning Authority should not include details of any two storey properties on land immediately adjacent to existing residential properties along Jubilee Close and Jubilee Drive.

**Reason:** To avoid adverse impacts of massing and overlooking on the small bungalows in accordance with policy S53 of the Central Lincolnshire Local Plan.

7. The reserved matters planning application submitted to the Local Planning Authority considering access and layout, must include details of a pedestrian and cycle link within the site next to Jubilee Drive. The details submitted and approved must be implemented prior to occupation of the approved housing.

**Reason:** To improve walking and cycling infrastructure and accessibility in accordance with policies S47 and S48 of the Central Lincolnshire Local Plan

8. The reserved matters planning application submitted to the Local Planning Authority considering access, layout, scale and appearance must include a written Ecological Mitigation and Enhancement Plan (EMEP) in accordance with the Preliminary Ecological Appraisal dated November 2024 by Archer Ecology. The EMEP shall include:

- A plan showing the retention and protection of trees classed as A and B1 and B2 by the arboricultural report prepared by Equans dated May 2024.
- A plan showing habitat protection zones.
- Details of any precautionary method statements for protected species
- Details of any further surveys or licences conducted/applied for in relation to protected species
- Details of a sensitive lighting strategy
- Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting, garden ponds, flowering lawns and urban greening [i.e. rain gardens])
- Details of educational leaflets to be provided to all residents as to the enhancements for wildlife within their own curtilage and the wider development.
- Evidence of collaboration with Waterlife Recovery East as part of the Greater Lincolnshire Nature Partnership Operation Water Vole by means of providing 1 x mink trap and upkeep for at least 3 years
- Details, specification location of hedgehog highway within all closed panel fence boundaries and hedgehog refugia
- Details, specification, locations of amphibian friendly curb and drain treatments.
- Details, specification and location of the following species enhancements incorporated into structures across the site:



Integrated bird boxes . Total across site to equal number of dwellings

1 x Owl and kestrel boxes (post mounted may be considered)

Integrated bat boxes and/or bat lofts with roof access tiles. Total across site to equal number of dwellings

1 to 2 bee/insect bricks per dwelling

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction and retained as such thereafter.

**Reason:** In the interest of nature conservation and to accord with policy S60 of the Central Lincolnshire Local Plan and the National Planning Policy Framework

9. The reserved matters planning application submitted to the Local Planning Authority considering access, layout, scale and appearance must be accompanied by an Energy Statement to accord with the requirements of local policy S6 and S7 of the Central Lincolnshire Local Plan 2023. The development must thereafter proceed only in accordance with the agreed Energy Statement, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to ensure efficient buildings and reduce energy consumption, to accord with the National Planning Policy Framework and policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

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

10. No development shall commence until a surface water and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- provide flood exceedance routing for storm event greater than 1 in 100 year.
- provide details of how run-off will be safely conveyed and attenuated during storms upto and including the 1 in 100 year critical storm event with an allowance for climate change, from all hard surfaced areas within the development to the existing local drainage infrastructure and watercourse
- provide attenuation details and discharge rates which shall be restricted to 10 litres per second
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development including any arrangements for adoption by a public body or statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

**Reason:** To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream, or upstream in

accordance with policy S21 of the Central Lincolnshire Local Plan.

11. No development shall commence until a Construction Method and Management Plan has been submitted to and approved in writing by the local planning authority. This must indicate measures to mitigate the adverse impacts of noise and disturbance and vehicle activity during the construction stage of the permitted development. The CMMP shall include:

- a) Location of the site compound and routing of construction and delivery vehicles
- b) Parking and turning areas for construction vehicles, delivery vehicles and site personnel;
- c) Temporary traffic management signage;
- d) Access points, loading/unloading and turning areas for construction traffic;
- e) Hours of operation and timing of deliveries which are to be between 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on a Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency;
- f) Dust suppression, odour suppression and vapour suppression methods;
- g) fencing/hoardings to any compounds;
- h) Structures to be located within compounds and any proposed lighting including measures to limit light spillage to the public highway and to nearby residents;
- i) Plant, equipment and machinery to be installed within the compound including details of hours of operation and noise during operation;
- j) Facilities for washing the wheels, chassis and bodywork of construction vehicles free of mud;
- k) Storage and removal of demolition and construction waste;
- l) Construction activities to be carried out in accordance with best practice pollution prevention guidelines.

**Reason:** In the interests of highway safety and to restrict disruption to the living conditions of neighbouring dwellings and the surrounding area from noise, dust and vibration in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

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

12. The Biodiversity Gain Plan required under schedule 7A of the Town & Country Planning Act 1990, must demonstrate that there will not be a biodiversity net loss within the biodiversity opportunity mapping area.

**Reason:** In accordance with policy S61 of the Central Lincolnshire Local Plan

13. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved relates to the following drawings:  
Site Location and Layout Plan drawing number A1- 01 excluding the area of land edged red to the north.

The works must be carried out in accordance with 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 in the interests of proper planning.

14. No works above ground level shall take place until details of the proposed public open space including planting plans, written specification, schedules of plants and species and any outdoor seating or equipment to serve the development have been submitted to and approved in writing by the local planning authority. The details submitted must demonstrate compliance with Appendix 3: Open Space Standards of the Central Lincolnshire Local Plan adopted 2023 and compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document)."

**Reason:** To ensure sufficient provision of open space to serve the development in accordance with policies S51 and S53 of the Central Lincolnshire Local Plan.

15. The public open space details approved by condition 14 must be provided on site prior to first occupation of the dwellings approved or to a timescale and phasing that has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the timely provision of public open space to accord with Policy S51 of the Central Lincolnshire Local Plan.

16. The dwelling/s hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwelling/s is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

**Reason:** To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan (2023).

17. Before any dwelling is occupied it must have a rain harvesting water butt of a minimum 100 litre capacity within its garden area.

**Reason:** In the interests of water efficiency in accordance with policy S12 of the Central Lincolnshire Local Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic oil tanks or domestic gas tanks must be placed within the curtilage of the dwelling(s) hereby approved.

**Reason:** In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

## **7 DETERMINATION OF APPEALS**

**Note:** Cllr Fleetwood returned at 7.02pm and resumed his position as Chairman.

With no comments, questions or requirement for a vote, the Determination of Appeals report was **NOTED**.

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The meeting concluded at 7.04 pm.

Chairman