

Officers Report

Planning Application No: WL/2026/00566

PROPOSAL: Planning application for change of use of an agricultural grain store to a commercial log business, and the stationing of a portacabin on the land.

LOCATION: MANOR FARM CHURCH LANE SUDBROOKE LINCOLN LN2 2QH

WARD: Sudbrooke

WARD MEMBERS: Cllr B Velan

APPLICANT NAME: Mr Michael Johnson (W & EM Barber Ltd)

TARGET DECISION DATE: 18/09/2026

DEVELOPMENT TYPE: Minor - All other minor developments

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant Planning Permission.

The application is referred to the planning committee for determination in line with the constitution there is an objection from the Parish Council and several objections from neighbouring residents.

Description:

The application site is in Sudbrooke and comprises a former steel portal framed agricultural building. The site is accessed off Church Lane to the south with the access leading past a residential bungalow to the west (Post Chase, Church Lane) and onto a yard to the south of the aforementioned agricultural building and then onto the building itself. To the south of the site is the aforementioned bungalow to the west are a terrace of 2 storey dwellings and to the north and east are agricultural fields.

The former grain store is owned by W & EM Barber Ltd which is farm business comprising approximately 150 Hectares of arable land in and around Sudbrooke and Scothern. The directors took the decision to enter the whole farm into the Government's Sustainable Farming Incentive (SFI) scheme in 2023. The SFI has led to no grain or oilseed having been grown on the farm since 2022. Consequently, the decision was taken to rent out the building to Lincoln Kiln Dried Logs, for them to dry and store logs.

The application is a retrospective change of use application to use a former agricultural grain store as a commercial log business (Lincoln Dry Kiln Dried Logs).

A Portacabin has been sited immediately to the south of the grain store and is used as an office and welfare facility for the business alongside a Portaloo located immediately to the side of the Portacabin. The following additional information and operating procedures have been provided:

- ***'Number of employees at the site*** – *In winter (6 months), the tenant who operates the log business is there. He spends most of his time in the old grain store, filling bags with logs, moving bags, loading the truck etc. He does spend some time dealing with customers too, mostly by phone. He is there five days per week. Note that they are not open at weekends at all. The tenant employs one person for 2 to 3 days per week, in winter only. He spends most of his time out delivering logs, rather than at the site.*
- ***Number of customers visiting the site*** – *Most customers call or email with their orders, and they then take the logs to the customer. In winter, he does perhaps have one customer per day visiting the site (maximum two). He does not encourage collections.*
- ***Number of movements to and from the site in any one day (including employees, customers and bringing logs in and out of the site).*** *Almost none in the summer (6 months). On average, the tenant estimates there are a grand total of 12 movements per day including in and out – in winter (six months). These include 2 per day from the tenant, 8 per day from the employee (arriving at work; 2 deliveries and then leaving to go home), and (say) one customer. In addition, there are approximately two to three log deliveries into the site per month, from a lorry with logs on board.'*

The following operating periods are proposed:

- Monday to Friday: 08:00 to 17:30
- Saturday: 08:30 to 12:00
- Sunday: Closed
- Bank holidays: Closed

Relevant history:

M04/P/0647 - Erection of dwellings (re-submission of M03/P/1495). Refused 31/03/05.

M03/P/1495 – Erection of dwellings. Refused 06/02/04.

99/P/0953 – Agricultural determination to erect Grain Store Fanhouse Wall. Granted 18/12/1999.

Representations:

Ward member: No representations received to date.

Sudbrooke Parish Council: Objection for following reasons:

Impact on the character of the area: The proposed use is not compatible with the surrounding residential and rural environment and would introduce a level of activity that is out of keeping with the locality.

Unsuitable location for commercial operations: The site does not provide the infrastructure or setting required for a business of this type, and its operation would adversely affect neighbouring properties.

Amenity concerns: The scale and nature of the business have the potential to cause disturbance to nearby residents through increased vehicle movements [damage of grass verge], noise, and general activity associated with commercial use.

Precedent for further inappropriate development: Approving retrospective permission in this instance may set an undesirable precedent for similar commercial activity in unsuitable locations within the parish.

Local residents/Occupiers: No.1 & No.4 Manor Farm Courtyard and Post Chase (x2) & Robindale (x3) Church Lane, Sudbrooke (summarised as below):

- Portacabin and loo directly opposite my boundary.
- Noise issues from inside the building and outside through loading logs etc.
- Wrong plans showing incorrectly showing location of Post Chase as marked as LB [this is a standard map annotation showing the location of a letter box] on the plan.
- Long working hours.
- Bonfires.
- Increased vehicle movements and large container lorries to deliver materials (at times it seems they are weekly).
- Excessive mud on Church Lane and obstruction to residential driveways.
- Impact on footpath/grass verge.
- Effect on residential amenity.
- Visual Amenity issues as the site and building is unkept and unsuitable for this rural location.
- Ecology and trees have not been taken into account in the submission.
- A vehicle delivery lorry damaged several small branched on a TPO tree.

LCC Highways and Lead Local Flood Authority: This proposal is for the change of use of an agricultural grain store to a commercial log business, and the stationing of a portacabin on the land and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

LCC Archaeology: No archaeological input is required for the scheme as proposed.

Environmental Protection: Verbal update no issues reported.

Planning Enforcement: The Planning Enforcement Team received a number of reports in relation to the site between June 2025 and February 2026, and it appears that this intervention led to the submission of the retrospective planning application.

Ecology and Wildlife Officer: I think I am satisfied with the de minimis exemption use on this application. The total portacabin/loo footprint does not exceed 25m² and a review of degradation shows some habitat loss (mainly Ivy cover on the entrance wall and a small patch of bramble/scrub where the materials are currently being stored. Combined with the portacabin I do not believe that these features would exceed the 25m² so the development remains exempt.

That said we need to be satisfied that the change of use will not result in material storage on the retained habitat on site which would then undermine the exemption [it has been confirmed that materials will not be stored outside the building].

Given that the portacabin is also already in place protected species are not a consideration. Enhancements and conditions are suggested.

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023) and the Sudbrooke Neighbourhood Plan (adopted in March 2020) and the Sudbrooke Neighbourhood Plan Review which has reached examination stage.

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S5: Development in the Countryside

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S21: Flood Risk and Water Resources

Policy S34: Non-designated Employment Proposals in the Countryside

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

<https://www.n-kesteven.gov.uk/central-lincolnshire>

Sudbrooke Neighbourhood Plan:

Policy 9: Local Design Principles

[Sudbrooke Neighbourhood Plan | West Lindsey District Council](#)

Neighbourhood Plan Review:

The Sudbrooke Neighbourhood Plan Review has reached examination stage which is to be undertaken by an independent examiner.

As per Policy DM4 of the NPPF the more advanced the preparation of the emerging plan the more weight can be given to the plan. There are outstanding objections to the proposed settlement boundary for Sudbrooke (Figure 5 of the Plan) which includes the application site within its boundary. Therefore limited to moderate weight can be given to this aspect of the Plan at present. The following policy is particularly relevant and there are no outstanding objections to this policy so significant weight can be afforded this Policy:

Policy 11: Local Design Codes

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF). The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication [Monday 17th August 2026].

It therefore is a material consideration in the determination of this application.

It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, both the Central Lincolnshire Local Plan and Sudbrooke Neighbourhood Plan), unless material considerations indicate otherwise.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision making policies in this Framework should be given very limited weight. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework

The revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan. The following policies are particularly relevant:

Policy DM4: Emerging development plan proposals

Policy S3: Presumption in favour of sustainable development

Policy S5: Principle of development outside settlements

[National Planning Policy Framework - GOV.UK](#)

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Code (2021)**

[National Model Design Code - GOV.UK](#)

Main issues

- Principle of Development
- Residential Amenity
- Visual Impact
- Highway Safety and Car Parking
- Other Matters

Assessment:

Principle of Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site contains a former agricultural grain store and has been used since 2025 by Lincoln Kiln Dried Logs to dry and store logs who rent the building from the farming enterprise who own the building. The application seeks retrospective permission to change the use of the agricultural building to a commercial log business.

The NPPF Glossary (Annex B) states that a settlement includes *‘cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined).’*

Under the following glossary definition contained within the Central Lincolnshire Local Plan agricultural buildings such as the former grain store subject of this application are excluded from the definition of the developed footprint:

Developed Footprint	Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes: • individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement; • gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement; • agricultural buildings and associated land on the edge of the settlement; and • outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.
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Therefore, the site is considered to be located adjacent to the developed footprint of Sudbrooke.

The proposal is considered to be a form of agricultural diversification under Policy S5 Part F of the Central Lincolnshire Local Plan as it will help to bring back to use a currently redundant grain store and provide a rent for the farming enterprise. The policy supports such proposals providing that the development is:

- ‘a) In an appropriate location for the proposed use;*
- b) Of a scale appropriate to its location; and*
- c) Of a scale appropriate to the business need.’*

Policy S34 of the Central Lincolnshire Local Plan states that proposals on non-designated employment sites within the countryside such as this site will be supported subject to the following criteria having been met:

‘In locations outside of the settlements named in the Settlement Hierarchy in Policy S1, proposals for employment generating development will be limited to the expansion of an existing employment use and development proposals that support the growth of

the agri-food sector or other land-based rural businesses and buildings in accordance with relevant parts of Policy S5, and only where the following criteria are satisfied:

- a) It would be consistent in scale with its rural location, without unacceptable environmental and/or visual impacts; and*
- b) It would not adversely affect existing local community services and facilities; and*
- c) It is designed to be compatible with the landscape in which it would be situated; and*
- d) It would not cause undue harm to the open nature of the countryside or any site protected for its natural or heritage qualities, including designated and non-designated sites; and*
- e) It will not impact unacceptably on the local and/or strategic highway network; and*
- f) In the case of a conversion, the building is not in such a state of dereliction or disrepair that significant reconstruction would be required.'*

Policy S5 of the NPPF states that *'the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building'* should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects.

It is considered that the commercial log business which will utilise an existing redundant grain store on the edge of the settlement which will be used to dry and store logs which will then be delivered to customers will help support the rural economy and is located in an appropriate location and is of a scale appropriate to the location and to the business need. Furthermore, as explored in the following sections of this report the proposal will not adversely affect the residential amenity of neighbouring residents and will not have a harmful visual impact on its locality.

Therefore, the principle of development on this site can be supported as the proposal is considered accord to Policy S5 & S34 of the Central Lincolnshire Local Plan and the NPPF (namely Policy S5).

Residential Amenity

Local Plan Policy S53 states that all development must not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, noise or increase in artificial light or glare.

The site is located adjacent to the developed footprint of Sudbrooke. With the rear garden of Post Chase, Church Lane being located approximately 12.7 metres from the main front doors of the building subject of this application and the access to the building located to the east of this dwelling. The rear garden's of the dwellings to the west on Manor Court are located approximately 11 metres from the main front doors of the building subject of this application.

Several neighbours have stated that there are noise issues emanating from the delivery of logs to the site and working practices within and outside the building from the drying, storing and preparing the wood for delivery to customers. The applicant has stated that no more activities will take place outside of the building such as bonfires and the storage of wood and that the doors of the building will be closed

whilst work to dry, store and load the wood for delivery will take place. If it is minded to grant permission appropriate conditions will be attached to the decision notice in this regard.

The following operating periods are proposed for the commercial log business which will be conditioned if it is minded to grant planning permission:

- Monday to Friday: 08:00 to 17:30
- Saturday: 08:30 to 12:00
- Sunday: Closed
- Bank holidays: Closed

Finally, there is a fallback position in that the existing building can be used for an unrestricted agricultural use with 24/7 use by heavy farm machinery and grain drying. The building could also be used to house livestock. It is therefore considered that the proposal under consideration with appropriate conditions, and with the above operating hours, would be an improvement over the fallback position. Overall, it is considered that the proposal, with consideration to the fallback position, would not unduly affect the residential amenity of neighbouring dwellings, in accordance with Policy S53 of the Central Lincolnshire Local and the provisions of the NPPF.

Visual Impact

Local Plan Policy S53 states that all development *'must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.'* Development must *'relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area'*. It further states that development should *'contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness'*, and should *'be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.'* In addition, development must *'achieve a density not only appropriate for its context but also taking into account its accessibility.'*

The site is located in the countryside adjacent to the developed footprint of Sudbrooke. No external changes are proposed to the existing access or grain store building and a small Portacabin and Portaloo are also proposed which have been located close to the front (south elevation) of the grain store. It is considered that the Portacabin and Portaloo located approximately 30 metres to the north of the access with Church Lane will be viewed in context with the large grain store located immediately to the north and will not have a harmful visual impact on the locality.

It is therefore considered that the proposal as a whole will not harm the character and appearance of the locality including the street-scene and countryside with the proposal complying with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Highway Safety and Car Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 states that all development apart from residential should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

The proposal will utilise the existing access off Church Lane with a yard to the south of the building subject of this application allowing for car parking and turning areas.

Overall, the proposed access, parking and turning arrangements are acceptable and the proposal is considered to accord with Policy S47 and S49 of the Central Lincolnshire Local Plan and the NPPF.

Other Matters:

Biodiversity Net Gain

The proposal involves the change of use of an agricultural building to a commercial log business. The building has a sealed surface at ground floor level. The proposal also involves the siting of a Portacabin for an office and welfare facilities and a Portaloo which together have a floor space below the 25 square metres threshold exemption contained within The Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions suggested by the Central Lincolnshire Ecologist will not be attached to the decision notice if it is minded to grant permission as they are considered to not be necessary as well as disproportionate and unnecessarily burdensome.

Energy Efficiency

The proposal is to change the use of an existing agricultural building to a commercial log business to dry and store wood (the portacabin and porta-loo also proposed are small in scale and will have minimal or no heating requirements). Policy S13 encourages the improvement of energy efficiency as stated below:

‘For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).’

Therefore, if it is was minded to grant permission an informative will be added to the decision notice encouraging the applicant to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal.

Highway Verge Damage

It is alleged that there has been some verge damage near the entrance to the site over the last year of operation. An unrestricted agricultural use of the building with the use of large and heavy farming machinery could potentially also lead to more potential damage. However, this would be a matter for Lincolnshire County Council Highways if damage to the highway verge occurs.

Conclusions and reasons for decision

The decision has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, S5: Development in the Countryside, S13: Reducing Energy Consumption in Existing Buildings, S21: Flood Risk and Water Resources, S34: Non-designated Employment Proposals in the Countryside, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance, policies contained in the Sudbrooke Neighbourhood Plan (Policy 11: Local Design Codes) and the NPPF (Policy DM4: Emerging development plan proposals, Policy S3: Presumption in favour of sustainable development and Policy S5: Principle of development outside settlements). Guidance contained in the National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

It is considered that the commercial log business which will utilise an existing redundant grain store on the edge of the settlement which will be used to dry and store logs which will then be delivered to customers will help support the rural economy and is located in an appropriate location and is of a scale appropriate to the location and to the business need. Therefore, the principle of development on this site can be supported.

Furthermore, the proposal will not adversely affect the residential amenity of neighbouring residents and will not have a harmful visual impact on its locality.

RECOMMENDATION- Grant planning permission with the following conditions:

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

None.

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

None.

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

1. 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 and documents: Portacabin Floor Plans and Elevations received 17/06/2026, Grain Store Floor Plan received 17/06/2026 and Amended Site Location Plan (Red Line) received 07/07/2026. 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 and Policy S53 of the Central Lincolnshire Local.

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

2. The grain store building shall only be used as a commercial log business and for no other use without first seeking planning permission from the Local Planning Authority.

Reason: To allow the Local Planning Authority to assess the suitability of an alternative use in this location and its impacts upon neighbouring amenity in accordance with the NPPF and Policy S5 and S53 of the Central Lincolnshire Local Plan

3. The use hereby permitted under this permission shall not operate outside the following times:

- Monday to Friday: 08:00 to 17:30
- Saturday: 08:30 to 12:00
- Sunday: Closed
- Bank holidays: Closed

Reason: To protect the amenities of adjoining properties and the locality in general in accordance with Policy S53 of the Central Lincolnshire Local Plan and the NPPF.

4. The drying, storing and loading of wood shall only be carried out within the grain store building shown on Amended Site Location Plan (Red Line) received 07/07/2026.

Reason: To protect the amenities of adjoining properties and the locality in general in accordance with Policy S53 of the Central Lincolnshire Local Plan and the NPPF.

5. No wood or other items shall be stored outside the grain store building shown on the Amended Site Location Plan (Red Line) received 07/07/2026.

Reason: To protect the amenities of adjoining properties and the locality in general and the visual amenity of the locality in accordance with Policy S53 of the Central Lincolnshire Local Plan and the NPPF.

Notes to the Applicant

Biodiversity Net Gain

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be [insert name of the planning authority].

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

¹ listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

² The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

³ Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-,Biodiversity%20gain%20plan,-14)

⁴ Irreplaceable habitats for the purposed of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be

found at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

⁵Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report