

Development Management Delegated Decision Report

B/21/0025



SUMMARY OF APPLICATION

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Application Reference	B/21/0025		
Application Type	Full Planning Permission		
Proposal	Development of 3.no dwellings		
Location	Land to the rear of Walcot, Ralphs Lane, Wyberton, Boston, PE21 7AX		
Applicant	Mr James Mackay, Mackay Business Investments Limited		
Agent	Mr Neil Reynolds		
Received Date:	25-Jan-2021	Consultation Expiry Date:	25-Feb-2021
Valid Date:	27-Jan-2021	Statutory Expiry Date:	24-Mar-2021
Date of Site Visit:	04-Mar-2021	Extension of Time Date:	
Objections received?	Yes		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Tracey Abbott	10.3.21	10.3.21	Yes
Richard Austin	10.3.21	10.3.21	Yes
Recommendation	GRANT Planning Permission		
Report by:	Simon Eldred		
Date:	11 th March 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the northern side of Ralphs Lane, within a predominantly residential neighbourhood, with existing dwellings to its east, south and south-west and agricultural fields to its north and north-west, and close to the edge of the town's built-up area. It is roughly triangular in shape, with a narrow frontage onto the highway, and has an area of approximately 0.17 hectares. The site contains a 1.5 storey dwelling (known as Walcot) with a single-storey flat-roofed side/rear extension, a detached garage building, a garden shed, a tarmac-surfaced driveway, and gardens (largely cleared).

DETAILS OF PROPOSAL:

It is proposed to

- demolish Walcot's existing extension, garage and shed;
- erect three new dwellings to the north and west of Walcot. These dwellings will be:
 - plot 1 - a 3-bedroom, 1.5 storey detached dwelling measuring 11.25m x 6.2m in plan and 6m in height, which will be immediately to the west of Walcot. It will be constructed in red brick and pantiles, and will have: rooflights in both roof-slopes,



together with two dormer windows looking to the north-east; ground-floor windows serving habitable rooms in its southern and eastern elevations; bifold doors in its north-western elevation; and a window serving a WC in its south-western elevation. Windows are proposed to be in coloured upvc with stone cills, and brick corbel detail is proposed at eaves level. It will have two parking spaces (one provided with an electric vehicle recharging point) and gardens (in part enclosed by a 1.8m-high brick wall);

- plot 2 – a 4-bedroom, 1.5 and 2 storey dwelling measuring a maximum of 11.9m x 10.7m in plan and 7.5m in height, which will be to the north-west of Walcot. It will be constructed in red brick and pantiles, and will have rooflights in its south-eastern, north-western and north-eastern roof-slopes, together with a dormer window looking to the north-west; first-floor windows in its south-eastern and north-western elevations; ground-floor windows in its south-eastern and north-eastern elevations; and bifold doors in its north-western elevation. Windows are proposed to be in coloured upvc with stone cills, and brick corbel detail is proposed at eaves level. It will have a parking space and a garage space (with an electric vehicle recharging point) and gardens; and
- plot 3 - a 4-bedroom, 1.5 and 2 storey dwelling measuring a maximum of 11.9m x 10.7m in plan and 7.5m in height, which will be to the north of Walcot. It will be constructed in red brick and pantiles, and will have rooflights in its southern, western and northern roof-slopes, together with a dormer window looking to the north; first-floor windows in its southern and northern elevations; ground-floor windows in its southern, eastern and western elevations; and bifold doors in its northern elevation. Windows are proposed to be in coloured upvc with stone cills, and brick corbel detail is proposed at eaves level. It will have a parking space and a garage space (with an electric vehicle recharging point) and gardens;
- erect a double garage between plots 2 and 3;
- create a new vehicular access in permeable block paving to serve Walcot and the proposed new dwellings;
- erect/plant new external and internal boundary treatments; and
- plant six new trees, install two bat boxes on existing trees and two bird boxes on the rear elevation of the proposed double garage.

RELEVANT HISTORY:

No recent, relevant history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the site as being within Boston's Settlement Boundary, but no allocations apply. The relevant Policies of the Local Plan are:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 28: The Natural Environment;
- Policy 30: Pollution;
- Policy 31: Climate Change and Renewable and Low Carbon Energy; and
- Policy 36: Vehicle and Cycle Parking.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making;
- Section 5: Delivering a sufficient supply of homes;
- Section 9: Promoting sustainable transport;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change; and
- Section 15: Conserving and enhancing the natural environment.

CONSULTATION RESPONSES:

Boston Borough Council's Environmental Health Department indicates that it has no objections to the proposal, but asks that:

- where gas-fired boilers are to be installed, they should meet a minimum standard of 40mgNO_x/kWh;
- electric vehicle recharging points should be provided;
- a Construction Environmental Management Plan should be produced to minimise potential adverse impacts on residential neighbours during construction; and
- a planning condition be attached to deal with any 'unforeseen' contamination.

Lincolnshire County Council (the Local Highway and Lead Local Flood Authority) indicates that *"the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within each plot including the host dwelling"*. It therefore concludes that the proposed development is acceptable and accordingly does not wish to object.

Wyberton Parish Council indicates that it has no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

Comments were received from the occupant of a nearby dwelling (Leaward) indicating that:

- *"the only highways land relevant to Walcot is that over which the driveway to that property runs"*;
- the proposed access follows, at least in part, the course of a filled-in drainage dyke;
- an earlier occupant of Walcot was in the habit of disposing of waste within the curtilage; and
- expressing concern that the area available for parking at Walcot will be reduced.

Comments were received from the occupant of a nearby dwelling (Locks Lea), raising concerns that:

- insufficient car parking and turning space for cars at plots 2 and 3 is proposed. This could lead to dangerous on-street parking and/or the blocking of the footway;
- the proposal for development in depth is out-of-character in the context of the existing linear development along Ralphs Lane; and
- asking how surface water is to be disposed of, given that the application form indicates by soakaway, but the FRA suggests to an adjacent watercourse. Is the watercourse IDB

maintained and will all easements remain in place to allow the ongoing maintenance of the watercourse.

An objection was received from the occupant of a nearby dwelling (Merrywinds) on the basis that:

- the dwellings are accompanied by inadequate parking provision, which may lead to roadside parking – to the detriment of highway safety; and
- the proposed development will spoil the character and tranquillity of the area.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regard to this application are:

- matters of principle;
- impacts on the character and appearance of the area;
- impacts on neighbours' amenity;
- flood risk;
- biodiversity;
- potential contamination risks;
- water use/air quality issues; and
- highway safety (including parking provision).

Principle

Policy 1 of the Local Plan identifies that, within Boston's Settlement Boundary, development will be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities, or helps meet the service needs of other local communities. It is considered that a proposal to redevelop former garden land to provide additional dwellings meets these requirements of Policy 1.

Character of the area

Policy 2 of the Local Plan indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area.

Existing dwellings in the vicinity vary greatly in scale, design, materials and plot sizes, and it is considered that the proposed dwellings will not appear out-of-character, given their

- relatively modest scale;
- attractive design (in particular, the use of external chimneys, dormer windows, brick corbel detail at eaves level, and stone window sills to provide visual interest); and
- proposed materials (specified as 'handmade style' red brick and red pantiles).

As neighbour objections/comments have pointed out, existing development in the vicinity is frontage only. Whilst these proposals involve depth development, it is considered that this will not have adverse impacts upon the area's character given:

- the modest scale and density of the scheme - just three new dwellings and equating to an overall density of approximately 23 dwellings per hectare;

- the fact that (from Ralphs Lane) the dwellings on plots 2 and 3 will be largely hidden from view by Sandalwood, the proposed dwelling on plot 1, Walcot and Leaward;
- the fact that Walcot itself is set back significantly further from the highway than the majority of dwellings in the area; and
- that the proposals will retain existing trees and hedges and include landscaping proposals and external boundary treatments which will help to soften the development and assist with its visual assimilation.

In all therefore it is considered that the proposals: will be in keeping with the character of the existing neighbourhood; will not harm the character or appearance of the area; and will meet these requirements of Policy 2.

Neighbours' amenity

Policies 2, 3 and 30 of the Local Plan require the amenity of neighbouring land users to be protected.

The application site has agricultural fields to its north and north-west, and it is considered that the proposals will have no adverse impacts upon these neighbouring land users. However the proposals' relationships with the existing dwellings to their west and east require more detailed consideration.

Effect on Sandalwood

The dwelling to the site's west is known as Sandalwood and is a 1.5 storey dwelling with window and door openings in its eastern and northern elevations, and with a double garage, car-port and garden building within its rear garden.

The proposed dwelling on plot 1 will be located within 2m of the car-port and parts of the rear garden, and within approximately 13m of Sandalwood itself (with a new 1.8m-high timber fence on the boundary).

Given the relatively modest size of the plot 1 dwelling (3.4m-high at eaves level), it is considered that it will have no unacceptably severe adverse effects in terms of overshadowing, loss of light, or harm to outlook. Proposed window openings in the dwelling's south-western and south-eastern elevations are limited to a ground-floor WC window adjacent to the car port, a ground-floor bedroom window more than 13m from Sandalwood and two rooflights which are too high above the first-floor level to provide views and (in any event) serve a staircase and an en-suite bathroom only.

Taking account of the above factors and the screening impacts of the proposed 1.8m-high boundary fence and new hedgerow, it is considered that there will be no unacceptable adverse impacts upon Sandalwood in terms of overlooking or loss of privacy.

The proposed dwelling on plot 2 will be located significantly further from Sandalwood (more than 30m) and, as a consequence, it is considered that it will have no adverse impacts upon the dwelling in terms of overshadowing, loss of light, harm to outlook, or overlooking/loss of privacy. Although the new dwelling will be located within 2.8m of Sandalwood's garden, it will have no significant adverse impacts, given that it will have no window or door openings in its south-western elevation, and the windows in its south-eastern elevation will provide only oblique views.

Effect on Leaward

The dwelling to the site's east is known as Leaward and is a bungalow with a conservatory on its rear elevation, a greenhouse, shed and garden building in its rear garden.

The proposed dwelling on plot 3 will be located within 7.5m of the common boundary and 14m of Leaward itself. At these distances, it is considered that there will be no significant adverse effects upon the dwelling or garden in terms of overshadowing, loss of light, or harm to outlook. Given that the proposed dwelling will have only one ground-floor window in its eastern elevation and that a new 1.8m-high timber fence is proposed to be erected on the boundary, it is also considered that there will be no adverse impacts from overlooking.

The relationships between the proposed new dwellings themselves and Walcot are also considered to be acceptable. Adequate separation distances are achieved and the design and orientation of the new dwellings (together with proposed new internal boundary treatments) will ensure that acceptable standards of privacy will be provided.

The applicant has provided a Construction Method Statement and Management Plan, which identifies the measures that will be used to minimise disturbance to neighbouring properties during construction. This document has been considered by the Borough Council's Environmental Health Department and has been assessed as acceptable, and it is considered expedient to secure by planning condition.

In all, it is considered that the proposal will not cause unacceptable harm to neighbours' amenity and will therefore meet these requirements of Policy 2, 3 and 30.

Flood risk

Policy 4 of the Local Plan seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere.

The application is accompanied by a Flood Risk Assessment (FRA) which identifies potential sources of flooding, that the lowest land level on the site (at its northern boundary) is 2.3m AOD, and that the maximum tidal flood level on the site is 3.9m AOD. It concludes that the residual risk of flooding from tidal sources is high, and will require mitigation by:

- the raising of ground floors to 3.3m AOD (i.e. approximately 0.7m above existing ground levels in the locations where the dwellings are proposed to be built);
- the inclusion of passive flood proofing measures (i.e. ground floor external doors to be water resistant to a depth of 0.6m); and
- the inclusion of additional flood resilience measures – water resistant airbricks, backwater valves and non-return valves, and electrical installation to be above 3.9m AOD.

The FRA goes on to:

- note that all the dwellings will have a first-floor which could be used as a safe refuge;
- identify that (subject to the implementation of the mitigation measures set out above) the proposed development will not be at significant flood risk;
- identify that the proposed development will not increase flood risk to others; and

- recommend that future occupants should sign up to the Environment Agency's flood warning service.

It is considered that, subject to a condition to require the implementation of the flood mitigation measures identified in paragraphs 5.5 and 5.7 of the Flood Risk Assessment (January 2020), the proposals meet the requirements of Policy 4.

Biodiversity

Policy 3 requires the incorporation of existing hedgerows and trees into development proposals, and the provision of appropriate new landscaping to enhance biodiversity.

Policy 28 requires all development proposals to provide an overall net gain in biodiversity.

Policy 31 requires all development proposals to incorporate measures which promote and enhance green infrastructure and provide a net gain in biodiversity.

The majority of the application site has been cleared, and it contains few features of biodiversity value, beyond semi-mature trees in its north-western and north-eastern corners and short lengths of evergreen hedgerow on its northern boundary. All these features are proposed to be incorporated within the development.

To supplement these features, it is proposed to:

- plant three lengths of new hedgerow – one along part of the site's western boundary and two along its northern boundary. These hedges are proposed to be made up of native species (hawthorn, blackthorn, field maple, dogrose and hazel);
- plant six new native trees (alder, rowan and wild service tree) within proposed gardens;
- install bat boxes on two existing trees; and
- install two bird boxes on the northern elevation of the proposed garage building.

It is considered that the above measures will ensure that the proposals will provide an overall net gain in biodiversity and meet these requirements of Policies 3, 28 and 31.

Contamination

Policy 30 indicates that development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of contamination and any possible risks.

A neighbour has indicated that a previous occupant of Walcot disposed of waste by burying it within the curtilage, and the application is not accompanied by a contamination assessment. However, the Borough Council's Environmental Health Department (EH) has indicated that contamination is unlikely to be an issue but, nonetheless, recommends that a planning condition should be attached to deal with 'unforeseen' contamination.

Given that the application site is not formally identified as having suffered historical contamination; and the view of EH, it is considered:

- to be acceptable that the application is not accompanied by a contamination assessment; and

- that this issue can be acceptably dealt with by the attachment of the condition requested by EH.

Subject to that condition, it is considered that the proposals will meet these requirements of Policy 30.

Water use/air quality issues

Policy 3 requires development proposals to minimise the use of water, and Policy 31 specifically requires residential development to comply with the Building Regulation water efficiency standard of 110 litres per person per day.

Policy 30 requires development proposals to include suitable measures to mitigate any adverse impacts on air quality.

The application and accompanying documents do not address issues concerning water use. However, it is considered that this matter can be adequately dealt with by the attachment of a condition to require the water consumption of each dwelling to not exceed 110 litres per person per day.

The Air Quality Assessment which accompanies the application simply indicates that *“we have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development.”* This not is a view shared as measures can be implemented into the scheme which would mitigate the effects of climate change and to contribute to lowering the deterioration of air quality in the area.

It is noted that EH has identified that the dwellings (where gas-fired boilers are to be installed) should meet a minimum standard of 40mgNOx/kWh, and electric vehicle recharging points should be provided.

It is considered a planning condition to ensure to the standards of boilers would not meet the tests of planning conditions and would fast become unnecessary due to the continued change in technology. However, the inclusion of electric vehicle recharging points for each of the proposed dwellings for meet the tests of a planning condition and provide scope for the future as technologies change. It is considered that these amendments will ensure that the development acceptably mitigates any potential adverse impacts on air quality.

In all, it is considered that the proposals as amended will minimise water use and acceptably mitigate any potential adverse impacts upon air quality, and will therefore meet these requirements of Policies 3, 30 and 31.

Highway safety/parking provision

Policy 2 identifies vehicular access as a sustainable development consideration.

The application site has a narrow frontage onto Ralphs Lane, where the speed limit is 40MPH. A single vehicular access (4m wide at its narrowest point) is proposed within the site which will serve the three proposed dwellings as well as Walcot. It is noted that concerns have been expressed by a neighbour that insufficient turning space for cars will be available at plots 2 and 3.

Although the access point onto Ralph's Lane is narrow, adequate visibility is available in both directions, given the speed limit. Furthermore, it is considered that access arrangements within the site are acceptable and that sufficient manoeuvring space is available to enable vehicles to enter and leave the site in a forward gear. Given the above and the fact that the Highway Authority has raised no concerns on these issues, it is considered that (notwithstanding the neighbour's concerns) the proposals meet these requirements of Policy 2

Policy 36 indicates that all new development should provide vehicle and cycle parking in accordance with minimum standards set out in Appendix 6, and the Appendix identifies that:

- 2 car parking spaces and 1 cycle parking space should be provided within the curtilage of each dwelling with up to 3 bedrooms; and
- 3 car parking spaces and 1 cycle parking space should be provided within the curtilage of each dwelling with 4 or more bedrooms.

The standards identify that a garage of 17.2m² can count as both a car and cycle parking space.

The proposed development includes one 3-bed dwelling and two 4-bed dwellings, and the above standards therefore require the provision of 8 car parking spaces and 3 cycle parking spaces. However, the proposal includes only 4 car parking spaces and 2 garages (each 23m²), and thus they fall 2 car parking and 1 cycle parking spaces short of the required standards. [Parking provisions within Walcot's curtilage are not explicitly identified but it appears that space for at least 4 cars is available in front of this dwelling.]

The above shortfall weighs against the proposal and has attracted comments and an objection from neighbours. However, paragraph 105 of the NPPF states that *"local parking standards ... should take into account: the accessibility of the development, the type, mix and use of development; the availability of and opportunities for public transport ..."* Given that:

- the Highway Authority considers that adequate provision for car parking is proposed;
- there are street-lit footpath routes between the application site and local services/facilities and the town centre;
- a cycle route into the town centre is available within 150m of the application site; and
- there is a bus stop within 350m of the application site

it is considered that the site is in a sustainable location and that there are significant opportunities for trips to be made by means other than the private car. Consequently, it is considered that the scale of the off-street parking shortfall is not a cause for concern, and it is not expected that the proposal will generate on-street parking that would be detrimental to highway safety or the amenity of the occupants of nearby residential properties.

In all, therefore, it is considered that the proposals contain adequate parking provision and will not prejudice highway safety.

CONCLUSION:

The proposal:

- will have no unacceptably adverse impact on the character and appearance of the area;
- subject to a condition, will have no unacceptably adverse impact on neighbours' amenity;
- subject to a condition, are acceptable in flood risk terms;
- will provide an overall net gain in biodiversity;
- subject to a condition, are acceptable in terms of possible existing land contamination;

- subject to conditions, will minimise the use of water and will acceptably mitigate any potential adverse impacts upon air quality; and
- meet the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

The proposals do not accord with the Local Plan's requirements in terms of parking provision and this weighs against them. However, given that the site is assessed as being in a sustainable location and that there are significant opportunities for trips to be made by means other than the private car, it is not considered that the parking shortfall is sufficiently severe to justify a refusal of planning permission.

RECOMMENDATION:

GRANT Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1.	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The development hereby permitted shall be carried out in strict accordance with the application received 25-Jan-2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> ▪ Drawing Number ST-428/01 revision C – Site Layouts; ▪ Drawing Number ST-428/02 revision A – Plot 1 Layouts & Elevations; ▪ Drawing Number ST-428/03 revision A – Plot 2 Layouts & Elevations; and ▪ Drawing Number ST428/04 revision A – Plot 3 Layouts & Elevations. <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3, 4, 28, 30, 31 and 36 of the South East Lincolnshire Local Plan 2011-2036.</p>
3.	<p>No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the new building is in keeping with the character of the building / area in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>
4.	<p>The development permitted by this planning permission shall be carried out in accordance with the mitigation measures set out in paragraphs 5.5 and 5.7 of the Flood Risk Assessment prepared by Roy Lobleby Consulting (dated January 2020),</p>

	<p>namely:</p> <ul style="list-style-type: none"> ▪ ground-floor levels to be set at 3.3m AOD; ▪ the inclusion of ground floor external doors which are water resistant to a depth of 0.6m; ▪ the inclusion of water resistant airbricks, backwater valves and non-return valves; and, ▪ all electrical installation to be above 3.9m AOD. <p>Reason: To reduce the risk of flooding to proposed development and future occupants, and to accord with the requirements of Policy 4 of the South East Lincolnshire Local Plan 2011-2036.</p>
5.	<p>No development shall take place above ground level unless and until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of any of the dwellings and shall be maintained and managed as such thereafter.</p> <p>Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policy 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036.</p>
6.	<p>If during development, contamination not previously considered is identified, the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure all contamination within the site is dealt with in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.</p>
7.	<p>The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and Policy 31 of the South East Lincolnshire Local Plan 2011-2036).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p> <p>Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan 2011-2036.</p>
8.	<p>No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in</p>

	<p>writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> ▪ Location of charging points; ▪ Specification of charging points; and, ▪ Timetable for the implementation of the above measures. <p>The development shall then be carried out in strict accordance with the approved details.</p> <p>Reason: In the interests of promoting sustainable transport in accordance with Section 9 of the National Planning Policy Framework (2019) and Policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
9.	<p>The development hereby permitted shall be carried out in accordance with the provisions of the Construction Method Statement & Management Plan.</p> <p>Reason: To secure neighbours' amenity and to comply with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	