

Development Management Delegated Decision Report

B/21/0460



SUMMARY OF APPLICATION

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| Application Reference | B/21/0460 | | |
| Application Type | Full Planning Permission | | |
| Proposal | Proposed change of use of existing farm office to holiday let accommodation including demolition and rebuild of adjoining timber barn to form 2 no. holiday lets and 2no. new build cabin structures | | |
| Location | Sycamore Farm, Sykemouth Drove, Kirton, Boston, PE20 1TS | | |
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| Applicant | Hall | | |
| Agent | Mr Roger Ashman, Ashman Architects Ltd | | |
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| Received Date: | 18-Oct-2021 | Consultation Expiry Date: | 23-Nov-2021 |
| Valid Date: | 28-Oct-2021 | Statutory Expiry Date: | 23-Dec-2021 |
| Date of Site Visit: | | Extension of Time Date: | 26-Jan-2022 |
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| Objections received? | No | | |
| 5 day notification record: | | | |
| Councillors notified | Date | Response received – date | Ok to continue |
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| Recommendation | Approval | | |
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| Report by: | Consultant Planning Officer | | |
| Date: | 19 th January 2022 | | |
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OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is formed of an existing single storey agricultural building, associated farmyard area and adjacent grass field which is located in open countryside. The building is in part brick and part timber construction, located to the east of the farmhouse. To the north east is a separate agricultural building recently granted Class Q Prior approval for conversion to a dwelling. A hedgerow bounds the farmyard area to the south east and mature trees are located within the grass field area. The wider site is surrounded by agricultural land, with the nearest neighbouring residential property a significant distance away.

DETAILS OF PROPOSAL:

The proposal includes the conversion of the brick element of the existing agricultural building to a one bedroom holiday let and the rebuild of the timber element to form a two bedroom holiday let. The rebuilding is to be formed of timber shingle and slate tiles for the external materials with



the finished floor level set 0.5m above ground level. A small porch extension is also proposed which is formed of a metal construction and is clearly subservient design.

The proposal also includes the provision of two holiday cabins within the grass field, set within the trees. Cabin one (identified on site plan in Design and Access Statement as Cabin 01, but as cabin 003 on the drawings) is formed of a flat roof design and is raised on pillars with a stair up to the accommodation which all sits at first floor level, including a raised veranda. Cabin two (identified on site plan in Design and Access Statement as Cabin 02, but as cabin 001 on the drawings) is made up of wooden façade panels, wooden terrace roof, metal edging, glass balustrading and modern glazing. Cabin two is made up of wooden façade panels, modern glazing and wooden slate roof tiles. Cabin two is 2 storey with living accommodation at ground floor level and bedroom at first floor level.

RELEVANT HISTORY:

None on site.

Adjacent: B/21/0388 - Application for Prior Notification under Schedule 2, Part 3, Class Q for the Change of Use of an Agricultural Building to a Dwellinghouse (Class C3) including Building Operations reasonably necessary for the conversion – Approved 6th October 2021.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 1: Spatial Strategy
- Policy 2: Development Management
- Policy 3: Design of New Development
- Policy 4: Approach to Flood Risk
- Policy 9: Promoting a Stronger Visitor Economy
- Policy 28: The Natural Environment
- Policy 30: Pollution
- Policy 31: Climate Change and Renewable and Low Carbon Energy
- Policy 32: Community, Health and Well-being
- Policy 36: Vehicle and Cycle Parking

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

At the heart of the National Planning Policy Framework (2021) is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 6: Building a strong, competitive economy
- Section 8: Promoting healthy and safe communities
- 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
- Section 15: Conserving and enhancing the natural environment

CONSULTATION RESPONSES:

Environmental Health (28th October 2021): I have no objections in principle to this application. However, in view of the former commercial use of the site I would request that the applicant submit a contaminated land assessment as part of their application to ensure the site is suitable for the proposed use. In addition, I would expect the applicant to provide electric charging points for users of the accommodation to allow them to make green transport choices in line with Government policy and the NPPF.

Lincolnshire County Council Highway Authority & Lead Local Flood Authority (18th November 2021): Does not wish to restrict the grant of planning permission.

The site is remote from the centre of settlement but that is perhaps the whole point of the accommodation offer. Sykemouth Drove is generally single-track and is of a low constructional standard. However, the accommodation model is that visitors would arrive at the site and generally remain on the site save for making day trips out to local attractions or taking country walks and cycle rides. In that respect, the daily vehicle movements of those staying at the proposed accommodation would be expected to be fewer than that of residential property and the incidence of vehicles meeting along the single-track road would not therefore be prohibitively high. There are some natural areas where two vehicles are able to pass one another along this road. It has been clearly established in the decisions on recent Planning Appeals that the condition of a road serving new development is not a Planning matter.

Nevertheless, the Applicants should be aware that the highway authority has too great a demand on its already stretched budget to be in a position to undertake any maintenance on Sykemouth Drove over and above that which is strictly necessary to ensure safe passage by the public. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety and does not wish to object to this planning application.

Black Sluice Internal Drainage Board (18th November 2021):

Rainfall Runoff

It is understood that the applicant intends to discharge surface water from the development via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site.

Discharge to any watercourse will require prior written consent from the Board.

Disposal of Foul or Dirty Water

It is understood that foul water from the development is to be discharged via a package or bio-treatment unit.

If the discharge is to soakaways, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

If the final discharge is to a watercourse, then the Boards prior written consent is required.

Discharge Outfalls

If the proposed treated water discharge outfall is into any watercourse, then within Section 23 of the Land Drainage Act 1991, prior written consent will be required for any structures placed in the bank of an open watercourse, or into any piped watercourse via a manhole or saddle connection.

Access to Watercourses / Byelaws

There is a surface water pipeline on the south western boundary of the site. This watercourse is maintained by the Board under its statutory duties within the Land Drainage Act 1991. The Board does NOT own the land within which the watercourse lies. Ownership of the structure is deemed to lie with the adjacent landowner.

The proposed development, as indicated on the plans submitted with the above planning application, does not infringe upon the Board' Byelaw No.10 regarding obstructions within 9 metres of this watercourse. Attention is only drawn for future reference.

Filling in or Culverting Watercourses

As well as the Board-maintained piped watercourse above, there are a number of other watercourses bounding the site.

The applicant is reminded that within common law, the ownership and maintenance responsibility for any watercourse lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board. Where a section of watercourse lies wholly within a land or property boundary, or lies alongside a highway, then the land or property owner is considered wholly responsible for the ownership and maintenance of that section of watercourse.

Under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed permanent or temporary works or structures, within any watercourse, including infilling or diversion. This includes the replacement of any existing structures, including the Board-maintained piped watercourse on the south west boundary. This is mandatory.

Kirton Parish Council (29th November 2021): Resolution to support. The Council saw no reasons to object.

THIRD PARTY REPRESENTATIONS RECEIVED:

None received.

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:

- Principle of development
- Flood risk
- Impact on the character of the area
- Residential amenity
- Impact on highway safety
- Trees and biodiversity

Principle of development

Policy 1 of the Local Plan sets out the spatial strategy across the Borough. The site is located in open countryside, removed from any recognised settlement or built up area. Policy 1 (d) of the SELLP supports certain types of development in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Compliance with Policy 1 can be achieved by satisfying either the first or second part of the policy. The supporting text to Policy 1 of the SELLP also gives a range of examples of the types of development which may require a countryside location, including recreation and tourism. The proposal is to expand a small scale visitor accommodation business, with one unit of accommodation currently in operation. Part of the proposal is the re-use/re-build of an existing building which is in relatively close proximity to the existing unit of visitor accommodation for two additional units. The remainder of the proposal includes the provision of two further units of visitor accommodation within the grounds of the existing building.

In terms of location therefore, it is intended that proposal will expand the existing operation and the additional units will need to be within relatively close proximity to the existing building in order to ensure the effective operation of the business. The agent has provided supporting information including a business case for the proposal. This sets out three phases for the business and identifies that the first phase is already in operation. The second phase would include the re-use/rebuild of the barn to provide two units of accommodation and the third phase will include the two new units. The SWOT analysis submitted identifies that there is demand for high quality visitor accommodation and that the proposal will fill a gap in the market locally. Opportunities identified also include that the visitor accommodation will support the local economy.

Policy 9 of the SELLP supports tourist related development which does not conflict with neighbouring land uses, is in keeping with the character of the locality and where there is a functional link with an existing rural attraction or farm enterprise.

Turning to the assessment it is acknowledged that Policy 1 relates to all forms of development, the remit of Policy 9 is specific to tourist/visitor related development.

The proposal seeks to expand on an existing visitor accommodation offering by the provision of additional units, however it is not considered absolutely necessary for additional visitor

accommodation to be located at the site, and that there may be more appropriate sites elsewhere in the Borough which are better linked to settlements, providing a more sustainable offering. However, when turning to the second part of Policy 1 (d), given the scale and type of development proposed, it may also be argued that this scheme will also some deliver economic, community or environmental benefits.

From an economic perspective, this scheme will provide some, limited local economic benefit which is likely to arise when the development is being carried out. It is accepted that there would also be a trickle effect to the local economy when local facilities such as shops and pubs in surrounding villages are being used by the tourists when the units of accommodation are occupied. In terms of community benefits, this scheme may provide some additional tourist accommodation which in turn may provide some social benefit to the wider community by delivering a well-designed and safe built environment which supports the local community. From an environmental perspective, the application is supported by an ecological report prepared by an independent ecological and protected species consultant. The report states that *'the site comprises hardstanding and introduced plantings. The proposed development will not result in the loss of any natural habitat. The hardstanding is of negligible ecological value and of low intrinsic ecological value. Overall, the site is considered to be of low ecological value and the proposals are not considered likely to give rise to an adverse ecological impact'*.

One recommendation included in the report states that *'habitat creation could be carried out to compensate for the works and to enhance the site for nature conservation and wildlife. In particular BAP Priority Habitats should be considered. It is important that ecological 'corridors' are maintained along the site boundaries. Habitat creation could include planting of native species-rich hedgerows around the proposed buildings as part of a planned landscaping scheme'*.

With regard to trees and the benefit that these provide, the report states that *'under the proposed scheme of work no mature trees on site are affected. However, it is recommended that all works should be carried out in accordance with BSI (2012), BS 5837:2012, to protect trees and their root areas'*.

The report goes on to identify that bat populations have been in decline over the last fifty years and whilst it is not considered that there will be a detrimental impact on existing bat populations at the site, there is potential to provide bat bricks, bat roost units or bat boxes during the development works, which will provide an ecological enhancement at the site. The report goes on to recognise the impact that external lighting can have on bat populations and recommends that lighting is limited, is situated as low as possible and is on a sensor to ensure that there are dark periods.

The report identifies that there were no signs of badgers on site but given the rural location, pre-work checks should be carried out on this regard. With regard to barn owls the report recommends that *'two purpose-built barn owl nest boxes should be installed on mature trees/telegraph poles within the site or the adjacent farmland as close as possible. The action should be undertaken prior to the redevelopment of the site'*. The report also identifies that house sparrows are likely to breed on the site and that *'a positive conservation recommendation would be to install sparrow nest boxes within the redevelopment'*.

Providing that the scheme aligns with the recommendations set out in the ecological report, the proposal can be considered to represent an environmental improvement. It is recommended that the following would need to be conditioned in this regard:

- Landscaping scheme to be submitted and that any scheme proposed provides native species suitable to the local area and that they are designed to maximise their wildlife potential;
- Two barn owl nesting boxes should be installed on mature trees/ telegraph poles within the site or the adjacent farmland as close as possible prior to the redevelopment of the site;
- A scheme for the provision of sparrow nest boxes within the site.

An informative should be provided to remind the applicant and agent of the pre-work checks with regard to bats, badgers and birds that need to be carried out in accordance with the submitted ecological report.

Whilst it is finely balanced, the proposal is considered to provide a level of local economic benefits, some limited community benefits and subject to conditions will provide significant ecological enhancements to the site. It is therefore considered that the proposal when assessed as a whole, does comply with the requirements of the second requirement of Policy 1 (d).

With regard to Policy 9 and the three requirements set out including impacts on neighbouring land uses, impact on the character of the area and the presence of a functional link with an existing rural attraction and farm enterprise. The first two of the requirements under this policy are discussed below. With regard to the functional link, this is a subjective issue which requires further discussion to establish the acceptability of the principle of development.

Policy 9 does not require that the rural attraction needs to be on the application site, but it would be argued that such attractions need to be easily accessible and within the immediate vicinity of the site.

The supporting statement sets out that the proposal will provide opportunities to partner with other small businesses and experience providers. Whilst it does not set out established links with specific enterprises, it is considered that the high quality nature of the proposals that have been well thought out, responding to the local environment sensitively, do provide a type of accommodation which is beneficial to the local area, in terms of design and the character of the area. The site is within (as the crow flies) 1.3km of Kirton Holme Golf Course and 1.4km of the nearest public house and train station at Hubberts Bridge. The site is less than 1km from the junction with the A52, which leads you directly into the town of Boston a further 4km away to the east and 3km from Swineshead to the south west where there are a range of local services and facilities. Whilst there is no link to other enterprises specifically identified, the re-use of the agricultural building and yard and the proximity to other services and facilities mean that the development, in part meets this element of Policy 9.

Flood risk

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

The site is within a high risk flood area and according to the Environment Agency's 2115 1:1000 year hazard and depth maps, the site is mainly within a 'danger for some' flood hazard area with depths of 0.25 – 0.5m. A small area of the existing building is located within an area of Danger for Most with a depths of 0.5-1m, with the significant majority of the existing building located in danger for some with a depth of 0.25-0.5m. Proposed Cabin One is located in an area of danger

for some with depths of 0.25 - 0.5m. Proposed Cabin Two is located partly with an area of danger for most with a depth of 0.25-0.5m and partly within.

The Environment Agency's Standing Advice indicates that the appropriate mitigation would be restricting accommodation between 1 November (or the following Sunday if half term extends into November) in any one year and to 14 March in the succeeding year.

The FRA indicates that the floor level of the converted/rebuilt building should be raised by 500mm above existing ground level with flood resilient construction included to a height of 300mm above the predicted flood depth. Both proposed cabins have first floor accommodation where refuge could be sought.

The proposal subject to the condition restricting occupation is therefore considered to comply with the requirements of Policy 4 of the South East Lincolnshire Local Plan.

Impact on the character of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation. Policy 3 of the SELLP goes on to state that all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The surrounding area is open countryside, dominated by open, flat agricultural fields. There are a number of isolated dwellings and agricultural buildings of various types and designs along the rural roads as well as along the A52 and the A1121, the main roads that run to the north and south of the site. In design terms, there is no strong local context.

The second phase of the proposal sees the re-use of the footprint of the existing agricultural building and the proposed building follows the form, scale and massing of the existing building on site. The combination of the existing brick and red pantile and the proposed timber shingle and slate roof covering provide an appropriate palette of materials for the location. Given the proposal is part conversion and part replacement of an existing building, a structure of the scale and type is already established on the same footprint.

The proposed cabins are of a modern design which provide a different offering to the visitor accommodation market. Both cabins are of different designs, with one being on stilts. Wooden façade panels, wooden terrace roof and wooden slate roof tiles are consistent materials that consolidate the design approach across both cabins and the conversion/ replacement building.

The proposed buildings are shown as being within the context of soft landscaping on the drawings, adding to the character and appearance of the overall development, whilst also provided screening and the softening of the new built form within the landscape.

It is considered that the palette of materials provided is appropriate, but that more specific details are required, as to the finish and specification of materials to be used. Therefore a condition is recommended to require that these details are provided prior to works above ground level to the rebuild element and the two cabins. This will ensure that an assessment of the impact on the visual amenity of the local area can be adequately carried out.

The proposal is considered to meet the requirements of Policies 2 and 3 of the Local Plan and represents a high quality design approach. It is important that the material details are conditioned to be submitted to ensure that they are constructed in accordance with the material palette identified in the submitted details.

Residential amenity

Policies 2 and 3 of the SELLP seek to ensure that new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

The proposed conversion/ replacement units are located on the footprint of the existing building, separated from the existing air b&b unit to the rear by approximately 7.4m. In any case the proposals form part of a wider visitor accommodation offering operated by the same management. No windows are proposed in the north western elevation facing towards the existing holiday accommodation unit.

The proposed accommodation units are also separated from the neighbouring agricultural building (recently granted for conversion to residential use under Class Q Prior Notification B/21/0388) to the south west by approximately 13m. Given the proposed holiday let units are single storey only and are the same footprint as the existing building it is considered to not raise any significant amenity issues for future occupiers of either units of accommodation.

The two cabin units of accommodation are removed from the existing buildings on the wider site, and also any neighbouring residential properties by a significant distance. It is not considered therefore that there will be any detrimental impacts on residential amenity as a result of the proposal.

Impact on highway safety

Policy 3 of the Local Plan indicates that development proposals must include adequate provision for the storage/parking of bicycles and layout of car parking. Policy 36 indicates that all new development should provide vehicle and cycle parking in accordance with the minimum standards set out in Appendix 6.

The site provides sufficient space for off street parking and turning and utilises the existing access which has good visibility. Therefore the proposal is considered to not be detrimental to highway safety. The Highways Authority have been consulted and have raised no objection.

Trees and biodiversity

Policy 3 (in particular section 14.) of the Local Plan states that development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling.

In addition, Section 3 under Policy 28 of the Local Plan confirms that proposals should ensure that development schemes shall provide an overall net gain in biodiversity, in particular criteria i)

states by protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats.

Whilst not protected by virtue of a Tree Preservation Order or location within a conservation area, the mature trees on site are well established and are beneficial to the local environment. The agent has provided a site plan showing the tree root protection areas of the trees adjacent to the proposed cabins. The development falls outside of these areas and a scheme for tree protection has been provided to ensure the trees will not be damaged during the construction phase.

Policy 28 of the Local Plan refers to the natural environment and recognises the importance of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace which will be achieved by protecting, enhancing and managing natural assets. The application is supported by an Ecological report which sets out a range of recommendations that would be beneficial to the site.

With regard to biodiversity and the enhancement of habitats, as previously stated under the assessment of the principle of development, providing that the scheme aligns with the recommendations set out in the ecological report, the proposal can be considered to represent an environmental improvement.

It is recommended that conditions are set out to ensure appropriate landscaping and the provision of barn owl and sparrow boxes are included in the scheme. An informative should also be provided to remind the applicant and agent of the pre-work checks with regard to bats, badgers and birds that need to be carried out in accordance with the submitted ecological report.

CONCLUSION:

On balance, the proposal is considered to be acceptable in principle. It is considered that the proposal will not have a detrimental impact on the character and appearance of the area, residential amenity or the risk of flooding. In addition, the proposal is considered to be well designed, providing a different type of visitor accommodation that sits well within the rural landscape. Also, through the provision of effective landscaping and barn owl and sparrow boxes the proposed scheme will represent an enhancement to the local environment.

RECOMMENDATION:

Approve subject to conditions

| CONDITIONS / REASONS | |
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| Pre-commencement conditions? | Yes Agreed with applicant/agent - Date: 19/01/2022 |
| 1 | The development hereby permitted shall be begun before the expiration of four years from the date of this permission. Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004. |
| 2 | The development hereby permitted shall be carried out in strict accordance with the application received on the 28 th October 2021 and in accordance with the associated plans and documents referenced: |

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| | <ul style="list-style-type: none"> • 1:1250 Location Plan - Drawing no. 501_LOC_01; • Block Plan – Drawing no. 501_S_00 Rev 1; • Proposed Elevations – Drawing no. 501_E00_Deer Barn; • Proposed Ground Floor Plan – Drawing no. 501_GA00_Deer Barn; • Cabin 01 Proposed Plan and Elevations – Drawing no. 501_GA00_Cabin_01; • Cabin 01 First Floor Plan – Drawing no. 501_GA01; • Cabin 03 Proposed Plan and Elevations – Drawing no. 501_GA00_Cabin_03; • Flood Risk Assessment (S M Hemmings) <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential and visual amenity and to comply with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 3 | <p>The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</p> <p>A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.</p> <p>Reason: To ensure potential risks arising from previous site uses have been fully assessed and in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 4 | <p>Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p> <p>Reason: To ensure the proposed remediation plan is appropriate and in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.</p> |

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| 5 | <p>Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme.</p> <p>Reason: To ensure site remediation is carried out to the agreed protocol in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 6 | <p>On completion of remediation, a copy of a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.</p> <p>Reason: To provide verification that the required remediation has been carried out to the required standards in accordance with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 7 | <p>Before commencement of any works above ground level, a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policies 2 and 3 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 writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> ▪ The number of charging points; ▪ Location of charging points; ▪ Specification of charging points; ▪ 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 2021 and Policy 31 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 9 | <p>The trees located on site, as identified on drawing no. 501_TP Rev 1 shall be protected in accordance with the updated Tree Protection Measures Scheme, document reference 501_TS, submitted on the 19th January 2022. The fence shall be retained until all construction works have been completed. Within the protected area no alteration to the ground level shall take place, no additional water shall be allowed to flow in, no vehicles shall be allowed to pass, no materials shall be stored, no waste tipped, no fires lit, no pruning of branches shall take place and no services shall be routed.</p> <p>Reason: To protect the trees during construction work in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p> |

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| 10 | <p>The construction above ground level of the development hereby approved shall not commence until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details. The scheme shall include:</p> <ul style="list-style-type: none"> a) boundary treatments b) planting schedules (species, sizes densities) <p>Reason: In the interests of visual amenity and biodiversity and in accordance with Section 197 of the Town and Country Planning Act 1990 and in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 11 | <p>All landscape works shall be carried out in accordance with the approved details during the next available planting season following the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas, which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.</p> <p>Reason: In the interests of visual amenity and biodiversity and in accordance with Section 197 of the Town and Country Planning Act 1990 and in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 12 | <p>No development shall take place above ground level until details regarding the provision of barn owl and sparrow boxes have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> • The location of the boxes provided for barn owls and sparrows • The specification of the boxes provided for barn owls and sparrows <p>The boxes shall be erected in strict accordance with the approved details, prior to first occupation of the holiday let units hereby permitted and retained thereafter.</p> <p>Reason: In the interests of providing and enhancing habitats in accordance with Policy 28 of the South East Lincolnshire Local Plan 2011-2036.</p> |
| 13 | <p>Notwithstanding the details shown on the approved plans, all surface water and all treated foul water run-off from the development hereby approved shall be collected and discharged through a soakaway scheme. If it is found that the use of a soakaway is not suitable in this location, details of the alternative proposed scheme for discharge of surface water must be submitted to and agreed in writing by the Local Planning Authority prior to any works taking place. Before the development hereby approved is brought into use the agreed scheme must be fully implemented and thereafter so maintained.</p> <p>Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere, in accordance with Policies 2 and 4 of the South East Lincolnshire Local Plan 2011-2036.</p> |

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| 14 | <p>Prior to the occupation of any holiday let on site, a flood warning and evacuation plan for the entire site shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented from the occupation of the first holiday let on site and the site shall be operated in accordance with the agreed plan at all times.</p> <p>Reason: To reduce the risk of flooding to the future occupants, and to comply with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).</p> |
| 15 | <p>The holiday lets hereby permitted shall be used for holiday accommodation only and not occupied as a main or permanent residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on the site, length of stay (including details of arrival and departure dates) and of their main home addresses, and shall make this information available to the Local Planning Authority on request.</p> <p>Reason: To ensure the development is in accordance with what has been applied for, that it is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policies 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).</p> |
| 16 | <p>No holiday lets on the site shall be occupied between 1 November (or the following Sunday, if half terms extends into November) in any one year and 14 March in the succeeding year.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants, in addition to providing the appropriate level of protection in accordance with the National Planning Policy Framework and Policies 2 and 4 of the South East Lincolnshire Plan (2011-2036).</p> |

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

1. Please refer to the submitted Ecological Report regarding the pre-work checks with regard to bats, badgers and birds that are required to be carried out.
2. Please note the comments provided by the Black Sluice Internal Drainage Board received on the 18th November 2021.

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.