

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address

Miss. E. Whatrup,
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LN11 9PJ

Applicant's Name & Address

Mr. N. Howarth,
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Part I - Particulars of Application

Date received

25/05/2022

Application Number

S/065/00976/22

Particulars and location of the development

PROPOSAL: Planning Permission - Change of use, conversion of and alterations to existing barn (which is a listed building) to provide 3no. holiday lets.
LOCATION: CORNER FARM, STURTON LANE, GREAT STURTON, HORNCastle, LN9 5NX

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Plan No. LDC3758-PL-01	Received by the LPA on 22/09/2023.
Plan No. LDC3758-PL-02C	Received by the LPA on 06/11/2023.
Plan No. LDC3758-PL-03B	Received by the LPA on 06/11/2023.

Reason: For the avoidance of doubt and the interests of proper planning.

3. The development hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local

Planning Authority upon request.

Reason: To ensure the development is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with SP15 of the East Lindsey Local Plan.

4. The holiday units hereby permitted shall not be sold off or operated separately from the main house on site known as Corner Farm.

Reason: The Local Planning Authority consider that the proposed holiday unit would be inappropriate if operated separately from or sold off from the main house on site due to the physical relationship between the holiday units and the main house which would create inadequate levels of residential amenity for the occupiers of the main house and new unit. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

5. Notwithstanding the submitted details prior to any remedial/replacement brickwork being undertaken details of the bricks to be used, including samples if so required, shall be submitted to and agreed in writing by the Local Planning Authority. The bricks shall match as closely as possible to those of the existing building in terms of type of brick(s), mortar mix and method of bonding. The development shall be carried out using the approved bricks

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan and the National Planning Policy Framework.

6. Prior to installation on site, details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

7. Prior to installation on site, details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The doors shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

8. Prior to being installed on site details of the colour, material and position on

the building of all rainwater goods, waste vents and flues shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods, waste vents and flues shall be installed on site only in accordance with the approved details and they shall thereafter be so maintained.

Reason: In the interests of the architectural and historic integrity of the Listed Building. This condition is imposed in accordance with Policy SP11 of the East Lindsey Local Plan.

9. Prior to installation details of the entrance gates, including any pillars, as shown on plan No.LDC3758-PL-03B shall be submitted to and agreed in writing by the Local Planning Authority. The gates hereby approved shall be installed in accordance with those detail as so approved and maintained thereafter.

Reason: In the interests of the architectural and historic integrity of the site and the development as to avoid harm within the setting. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

10. Before development commences, a Historic Building Record (Level III), must be made in accordance with a programme of recording which must be first submitted to and approved in writing by the Local Planning Authority. The historic building recording should include the following: a textual history of the buildings and their context; plan and elevation drawings and detailed descriptions of fabric, construction, fittings and fixtures backed by annotated photographs; and a full photographic survey cross referenced to an existing ground plan, the photographs to include all external elevations, roof structures and any original or historic internal features. The finished record must be submitted to and approved in writing by the Local Planning Authority and deposited in the Historic Environment Record before any alteration is made to the building, or within a time scale approved in writing by the Local Planning Authority.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

11. No external lighting shall be installed on site unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the character and appearance of the development, ecology and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 and SP24 of the East Lindsey Local Plan.

12. Notwithstanding the approved plans and prior to first occupation the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of hard and soft landscaping including tree planting

for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance; proposed boundary treatments and means of enclosure; surfacing material and any change in levels. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety by the end of the planting season immediately following the completion of the development or the development being brought into use, whichever is the sooner. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 and SP11 of the East Lindsey Local Plan.

13. The development shall be completed in accordance with the mitigation measures and enhancements detailed in Section 5 of the Preliminary Ecological appraisal produced by CGC Ecology dated October 2022 and the recommendations at paragraph 4.2 of the follow up Bat Survey conducted by KJ Ecology which include but are not limited to;

- A barn owl loft to be created on site within any of the two-storey barns.
- Provision of bird boxes for starling and house sparrow.
- Two more Presence/ Absence bat surveys are required between May and September. These surveys will also need to include a static bat detector being left in the appropriate barns for a week to record how the perches and possible roost are used.
- A bat loft shall be installed where the perches are with access to the outside.
- Remedial works to install bat bricks.

Evidence of all of the above shall be submitted to the Local Planning Authority prior to discharge.

Reason: To ensure conservation of local biodiversity in accordance with policy SP24 and paragraph 174 of the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT:-

The Local Planning Authority have worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, during consideration of the application and now consider the proposal is acceptable and there is compliance with the relevant Development Plan Policies and also the National Planning Policy Framework.

Dated: 08/12/2023

Signed:

A handwritten signature in dark ink, appearing to be 'MG' with a large, sweeping underline that extends to the right.

Mike Gildersleeves
Assistant Director - Planning

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, THE HUB, MAREHAM ROAD, HORNCastle, Lincs. LN9
6PH