

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Biff Bean, Councillor Bill Bilton, Councillor Alan Briggs, Councillor Kathleen Brothwell, Councillor Chris Burke, Councillor Gary Hewson, Councillor Rebecca Longbottom and Councillor Edmund Strengiel

Apologies for Absence: Councillor Naomi Tweddle and Councillor Ronald Hills

1. Confirmation of Minutes - 24 April 2019

RESOLVED that the minutes of the meeting held on 24 April 2019 be confirmed.

2. Declarations of Interest

Councillor Biff Bean declared a Declaration of Predetermination with regard to the agenda item titled 'Application for Development: 8 Top Lodge Close, Lincoln'.

Reason: He had predetermined his view on the matter to be considered.

He left the room during the discussion of this agenda item and took no part in the vote on the matter to be determined.

Councillor Edmund Strengiel declared a Declaration of Predetermination with regard to the agenda item titled 'Usher Art Gallery, Lindum Road, Lincoln'.

Reason: As an Elected County Councillor it may be perceived that he had predetermined his view due to his position.

He left the room during the consideration of this item and took no part in the vote on the matter to be determined.

Councillor Edmund Strengiel declared a Declaration of Predetermination with regard to the agenda item titled 'Usher Art Gallery, Lindum Road, Lincoln (LBC)'.

Reason: As an Elected County Councillor it may be perceived that that he had predetermined his view due to his position.

He left the room during the consideration of this item and took no part in the vote on the matter to be determined.

Councillor Kathleen Brothwell declared a Declaration of Predetermination with regard to the agenda item titled 'Usher Art Gallery, Lindum Road, Lincoln (LBC)'.

Reason: She sat on the Arboretum Advisory Group where this matter had been discussed and had predetermined her view on the proposals.

She left the room during the consideration of this item and took no part in the vote on the matter to be determined.

Councillor Kathleen Brothwell declared a Declaration of Predetermination with regard to the agenda item titled 'Usher Art Gallery, Lindum Road, Lincoln'.

Reason: She sat on the Arboretum Advisory Group where this matter had been discussed and had predetermined her view on the proposals.

She left the room during the consideration of this item and took no part in the vote on the matter to be determined.

3. Work to Trees in City Council Ownership

The Open Spaces Officer, on behalf of the Arboricultural Officer:

- a. advised members of the reasons for proposed works to tree's in City Council ownership and sought consent to progress the works identified, as detailed at Appendix A of his report
- b. explained that Ward Councillors had been notified of the proposed works
- c. stated that in some cases it was not possible to plant a tree in the exact location and in these cases a replacement would be replanted in the vicinity.

Members asked whether it was possible for a further column to be inserted within the table of works to trees in City Council ownership giving details of when/where the work was carried out.

The Open Spaces Officer advised that replacement trees were only transplanted during the dormant period of the year November to December due to ideal planting conditions. It was possible to add another column to the table to depict work completed or the timescale involved.

The Chair highlighted that a six monthly update was presented to Planning Committee on completed works to trees, although the Open Spaces Officer was welcome to discuss this matter further with the Arboricultural Officer.

RESOLVED that:

1. Possible amendments to the template of work to trees in City Council ownership be discussed with the Arboricultural Officer
2. The works set out in the schedule at Appendix A attached to the report be approved.

4. Application for Development: 8 Top Lodge Close, Lincoln

(Councillor Bean left the room for the discussion of this item, having made a Declaration of Predetermination with regard to the agenda item to be discussed.)

The Planning Manager:

- a. described the application property, 8 Top Lodge Close, a currently vacant two storey detached dwelling located in a cul-de-sac together with eight other properties accessed from Doddington Road to the south, close to the junction with Whisby Road
- b. highlighted that Top Lodge Close was privately owned and maintained, having a private driveway to the front and a large garden to the side and

rear, bounded by approximately 1.8m high fencing with 9 Top Lodge Close to the east of the site, 6 and 7 Top Lodge Close to the west and properties on Swaythling Close to the north

- c. advised that planning permission was sought for change of use from a dwellinghouse (Class C3) to a seven bed House in Multiple Occupation (HMO) (Sui Generis); proposing to maintain the four bedrooms on the first floor, two on the second floor (within the roof) and a further bedroom created as part of a self-contained unit within the double garage
- d. reported that works to create this unit had already commenced involving the installation of internal stud walls and the partial bricking up of the garage door openings to creating window openings, the occupants in the main house would have access to a lounge, kitchen/diner, snug and bathrooms
- e. provided details of the policies pertaining to the application, as follows:
 - Policy LP9 Health and Wellbeing
 - Policy LP10 Meeting Accommodation Needs
 - Policy LP26 Design and Amenity Standards
 - Policy LP29 Protecting Lincoln's Setting and Character
 - Policy LP37 Sub-Division and Multi-Occupation of Dwellings within Lincoln
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a further objection received from Councillor Bean, member of Planning Committee and picture evidence of parking issues
- h. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Use and Policy Context
 - Lack of Demand for the Dwellinghouse Use
 - HMO Concentration
 - Parking and Effect on the Amenities of the Wider Area
 - External Communal Space, Cycle and Bin Storage
- i. concluded that:
 - In accordance with CLLP Policies LP9 and LP10 officers were fully supportive in principle of the provision of the type of accommodation that was suggested by the application, however, it was the HMO use and not the specific operator that had been considered.
 - The potential for mental health benefits would not therefore outweigh the requirement for the HMO proposal to meet Policy LP37 and the SPD. These both required that applications should demonstrate that there was an established lack of demand for the use of the property as a family dwellinghouse. The application had failed to provide such evidence and officers recommended refusal on these grounds.

- Similarly, while the application stated that there would be limited vehicle ownership associated with specific use, officers had to consider the potential for a seven bedroom HMO to be occupied by seven occupants, each with their own car.
- There was no objection from the Lincolnshire County Council as Local Highway Authority in terms of highway safety although officers considered that the potential for increased vehicle numbers and the insufficient parking provision within the application site would result in on-street parking, which would in turn cause harm to the amenities of local residents. Officers would recommend that the application is also refused on these grounds.
- Notwithstanding the impact on neighbouring properties through increased on-street parking it was not considered that the principle of the HMO use would result in undue harm to neighbouring occupants or the visual amenity of the wider area. The application would not result in an over concentration of HMOs within the area. The application site also had the potential to provide adequate provision for external communal areas for amenity, cycle storage and bin storage.
- Officers would therefore recommend refusal of the application on the grounds of lack of evidence of the demand for the property as a family dwelling and the impact on neighbouring occupants as a result of the potential for on-street parking, contrary to CLLP Policies LP26 and LP37, the SPD and the NPPF.

Mr Richard Sargent addressed Planning Committee in objection to the proposed development, covering the following main points:

- He spoke this evening with unanimous support from the residents of Top Lodge Close and Swaythling Close.
- The character of the application site represented typically a strong family residential area.
- There were issues associated with the proposed use in terms of integration within the community and safeguarding.
- There were no other HMO's in the area.
- This area was not an appropriate or safe environment for a HMO.
- Residents did not deny there was a need for this type of accommodation, however, it should be in the right area.
- There was a high demand for these residential houses.
- The driveways only had space for three vehicles.
- The proposal for seven occupants within the property was not achievable as the Close was too small in terms of parking provision.
- This would result in parking on the street, on the sharp bend of the Close and also other people's private driveways being used.
- Issues were envisaged resulting from vehicles parking on the sharp bend as lorries had to reverse in for waste bin collection and would probably not bother to collect with such access headaches.
- Issues of emergency vehicle access.
- We had been told that it was intended that residents to the HMO would not require vehicles, however, this was a high risk HMO of three storeys in height with seven occupants, which could attract additional vehicles in the area.
- The application stated the developers were CQC registered.

- The company in question was not registered on the CQC website and did not hold a Lincoln city office.
- Residents wished the Planning Committee to consider safeguarding, integration, parking and safety of residents in relation to the proposals before them.
- In this case, need did not outweigh harm.
- Please refuse planning permission.

Mr Chris York, agent, addressed Planning Committee in support of the planning application on behalf of the applicant, covering the following main points:

- The policy position here was two-fold.
- Lack of demand for a family dwelling.
- Demand and supply were linked - prices paid reflected demand and supply.
- Supply was currently at a heavy market position.
- There were 52 properties up for sale in the LN6 area of similar price.
- There was a healthy turnover with no lack of supply.
- HMO use
- Stringent S106 conditions could be applied to the property.
- With regards to the legality of the planning application, indirect discrimination had been discussed.
- It was necessary to take a wider look and ask questions.
- Why was Article 4 introduced- to discriminate against disabled people? Of course not.
- Use of LP27 to refuse planning permission would discriminate against disabled people.
- S106 conditions could be used instead.
- Use of LP27 to refuse was unlawful.
- Please approve planning permission with the imposition of an S106 agreement.

The Planning Manager offered the following points of clarification in relation to the above comments:

- Article 4 did not apply to a Sui Generis HMO as proposed (having more than six occupants).
- The associated Houses in Multiple Occupation Supplementary Planning Document Approved Draft (SPD) provided criteria for determining planning applications for the development of HMOs, which were still relevant to this type of HMO.
- SPD under Article 4 had been ratified by the Secretary of State very recently.

Members sought and received clarification from officers that in the event that planning permission was granted and the application for supported living fell, the property would still remain as a HMO.

Members discussed the content of the report in further detail, making individual comments in respect of the proposed development as follows:

- The 'not in my back yard' attitude was concerning.
- The need for this type of accommodation in this locality had not been proven.

- There was no objection on highways grounds.
- The nature of the application was not the concern here, but the type of potential residents in a Sui Generis HMO
- Future residents may have cars.
- Help should be given to disabled residents although in this case other considerations outweighed the benefits of granting planning permission.
- Potentially the seven occupants within the application property could own cars.

Members raised questions in relation to whether:

- The reference within the officer's report to the potential for increased vehicle numbers and insufficient parking provision within the application site resulting in on-street parking was made by Highway Authority officers or City of Lincoln Council Planning officers.
- An S106 agreement could be imposed to restrict occupants of the property from owning cars.

The Planning Manager offered the following points of clarification in relation to the proposals:

- The reference within the officer's report to increased vehicle numbers was made by City Council officers.
- The Highways Authority had assessed the specific proposal as submitted including the statement from the applicants.
- Planning officers had taken into account the Sui Generis use and the fact that potentially the property could be occupied by seven unrelated individuals all with cars.
- The site consisted of a small cul-de-sac with a tight bend in the road - four additional cars parked on the street would be an issue.
- The operation of the premises could be controlled by an S106 agreement to personalise permission, however, the application also failed to meet policy tests for the demand for this type of house.

RESOLVED that planning permission be refused for the following reasons:

1. The application fails to demonstrate there is an established lack of demand for the single family use of the application property thereby discouraging owner occupation by families, contrary to Policy LP37 of the Central Lincolnshire Local Plan, the Houses in Multiple Occupation Supplementary Planning Document Approved Draft and paragraph 8 of the National Planning Policy Framework.
2. The proposed seven bedroom HMO could be occupied by seven individuals, each with a car. The driveway within the application site could not accommodate that level of parking which would result in on-street parking. This would have a significant impact on the small cul-de-sac, causing harm to the residential amenities which the occupiers of neighbouring properties may reasonably expect to enjoy, contrary to Policy LP26 of the Central Lincolnshire Local Plan.

5. Application for Development: 97 Boultham Park Road, Lincoln

(Councillor Bean returned to the room and re-took his seat as a member of Planning Committee for the remainder of the meeting.)

The Principal Planning Officer:

- a. advised that planning permission was sought for the erection of a two storey dwelling (with rooms in the roof served by dormers) on land to the rear and west of 97 Boutham Park Road, a two storey detached dwelling located on the corner of Boutham Park Road and Earls Drive, currently occupied by garden land and a double garage/store with access from Earls Drive
- b. reported that the dwelling would replace the existing garage and would incorporate three bedrooms and a double garage, utilising the existing vehicular access, and was situated within Flood Zone 3
- c. highlighted that the application had been revised during the process, firstly to address an objection from the Environment Agency and again to improve the relationship with neighbouring 95 Boutham Park Road; as detailed later within the officer's report, all neighbours had been re-consulted on the first revision with 95 Boutham Park Road directly notified of the second revision affecting their property
- d. advised that the application had been called in to be determined by committee at the request of Councillor Hewson
- e. provided details of the policies pertaining to the application, as follows:
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP2 The Spatial Strategy and Settlement Hierarchy
 - Policy LP14 Managing Water Resources and Flood Risk
 - Policy LP26 Design and Amenity Standards
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained revised site layout plans for the planning application relating to boundary treatment, an electric vehicle re-charge point, retained hedge and fencing, and a revised proposed officer recommendation in respect of the planning application
- h. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Principle of Use
 - Visual Amenity
 - Residential Amenity
 - Flood Risk
 - Access and Highways
- i. concluded that:
 - The principle of a dwelling in this location was considered to be acceptable and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing

and design.

- The proposal would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
- Technical matters relating to flood risk, drainage and highways were also to the satisfaction of the relevant consultees.
- The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP14 and LP26, as well as guidance within the National Planning Policy Framework.

Mr Alan Epps addressed Planning Committee in objection to the proposed development, covering the following main points:

- His objections were based on the overlooking position.
- Two revised plans had been produced - on each occasion the only change was to introduce obscure glazed windows.
- Overlooking was such a major issue resulting in the need for planning permission to be refused.
- The obscure glass facing our property had a door next to it. The height of the door well overlooked the height of the fence due to an increase of 1 metre on finished levels of the proposed building.
- In comparison to the height of the existing garage, our land was even lower and the floor level of the new building would be raised by an extra metre.
- The height of the new build would be 12 metres taking into account land levels.
- The officer's report stated that the new build would not appear unduly dominant when viewed from 1 Earls Drive, however, at a distance of 1.4 metres from our fence we didn't feel this was acceptable.
- Some of the land held a restricted covenant. Although planning officers had stated this was not within the Council's remit, he himself was in possession of a letter from the Head of Planning Services stating that the build had been refused originally due to a restricted covenant on the land. Why was this still not an issue?

Mr Ian Butler, agent, addressed Planning Committee in support of the planning application on behalf of the applicant, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- The original design context for the new build consisted of two storey with roof accommodation.
- The revised proposals were the same in principle, but with added mitigation measures to address the height of floor levels to satisfy the Environment Agency and protect the amenity of No 95 Boutham Park Road.
- The floor level difference relative to existing properties was another 500mm.
- The developer had worked with planning officers to help mitigate the issues raised by objectors.
- Careful consideration had been given to the position of windows to maintain privacy of neighbouring properties.

Members discussed the content of the report in further detail.

Members made the following individual comments against the proposals:

- No habitable accommodation in the garden had been imposed recently on a planning application in the area.
- The development did affect the amenity of the area.
- The amenity for having substantial gardens in the area would be reduced.
- Covenants had been discussed by this Committee in the past.
- The proposal would affect the character of the local area.

Members asked for clarification in relation to the following main points:

- Why the Environment Agency were happy with the proposals although the Drainage Board had raised an objection.
- Whether residents were saying there was insufficient obscure glazing only.
- Whether overlooking distance as well as visibility was adequate in terms of planning regulations.
- Where residents would park their cars when the garage was demolished.
- Whether the frosted windows with clear 'top overs' could be conditioned to remain closed at all times to protect the privacy of neighbouring properties.
- Whether the objections in respect of overlooking related mostly to the garden area.
- Whether the issue of soakaways raised by the Drainage Board could be addressed.

The Principal Planning Officer offered the following points of clarification in relation to member's comments:

- The top openings to the obscure glazed windows at level 3 were high up. A condition could be imposed to require them to be 'non-opening' if members were so minded.
- There would be ample space for residents to park their vehicles within their own plot.
- There was a difference of opinion between the Drainage Board and Environment Agency. The Drainage Board tended to raise objections to planning applications in principle in all Flood Zone 3 areas. The Environment Agency as statutory consultee had recommended the level of 5.6 metres as the finished level for the building.
- The matter of a covenant was not a planning consideration. It was mentioned before as a matter of explanation to enlighten consultees rather than a planning consideration.
- In terms of obscure glazing, the distance from the boundary of the new build to the hedge would be retained at 2.4 metres.
- The issue raised by the Drainage Board in relation to soakaways would be dealt with.

A motion was proposed by Councillor Bean and seconded by Councillor C Burke that the 'top overs' to obscure glazed windows be fixed as non-opening.

The motion was put to the vote and carried.

RESOLVED that planning permission be granted subject to the following conditions:

- Development to commence within three years
- Development to be constructed in accordance with the submitted plans
- Development in accordance with Flood Risk Assessment
- Windows installed strictly as per plans
- Removal of permitted development rights including windows
- Fence to replace section of hedge in accordance with submitted details
- Materials as submitted details
- Electric vehicle recharge point installed as per submitted details
- Construction of the development (delivery times and working hours)
- Obscure glazed windows to be non-vented.

6. Application for Development: 4 Southland Drive, Lincoln

The Principal Planning Manager:

- a. advised that planning permission was sought for the erection of a single storey side and rear extension at 4 Southland Drive, a two storey semi-detached dwelling with a detached garage (resubmission of planning application (2018/1064/HOU), previously granted conditionally at Planning Committee on 7th November 2018.
- b. advised that the property had previously been extended to the rear via a pitched roofed conservatory and enclosed car port to the side, which would be partly removed to accommodate this proposal
- c. highlighted that the application had been revised during the process, the original proposal showed the eaves of the extension would likely encroach onto neighbouring land and an objection to this effect was received from a neighbour; although boundary/ land disputes were ultimately private matters, officers approached the agent for clarification regarding the matter, subsequently a revised drawing was submitted which depict the proposed extension entirely within the curtilage of the applicants
- d. advised that the application was being presented to Members of the Planning Committee as the applicant was related to a member of staff working for Lincoln City Council
- e. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy LP26 Design and Amenity Standards
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Effect on Visual Amenity
 - Effect on Residential Amenity
 - Effect on Highway Safety
 - Flood Risk
- h. concluded that the proposed extensions were appropriately designed and

would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and the National Planning Policy Framework (2019).

Members discussed the content of the report in further detail.

RESOLVED that planning permission be granted conditionally.

7. Application for Development: Usher Art Gallery, Lindum Road, Lincoln

(Councillors Brothwell and Strengiel left the room for the discussion of this item and the following related Listed Building Consent application, having made a Declaration of Predetermination with regard to the agenda item to be discussed.)

The Planning Manager:

- a. advised that the application sought planning permission for additional metal gates to protect the shelter to the south east corner of Temple Gardens, situated on Lindum Hill on the eastern side of the city centre
- b. reported that the application building was Grade II listed by virtue of its curtilage relationship with the Usher Art Gallery and was located within Conservation Area No.1 'Cathedral and City Centre'
- c. referred to a separate but related planning application for listed building consent for the proposed works (2019/0306/LBC) as part of tonight's agenda bundle
- d. described the relevant site history to the planning application as detailed within the officer's report
- e. provided details of the policies pertaining to the application, as follows:
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - PolicyLP25 The Historic Environment
 - Policy LP29 Protecting Lincoln's Setting and Character
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a further response received from Lincoln Civic Trust
- h. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - National and Local Planning Policy
 - Potential Impact on the Significance of Heritage Assets
- h. concluded that:
 - These works would secure the future of the shelter, guarding against further damage and allowing the shelter in the future to

once again fulfil its optimum viable use and preserve the setting of the Usher Art Gallery and preserve and enhance the character and appearance of the conservation area.

- Therefore, it was considered that the proposal was in accordance with the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area',

Members discussed the content of the report in further detail, finding the option suggested by Lincoln Civic Trust to demolish the Temple Garden building as puzzling.

Members asked:

- Whether the materials to be used could be chosen sympathetically to suit the Georgian aspect of the buildings in the area.
- Whether the appearance of the structure would be compromised according to the Lincoln Civic Trust objection.
- How often the rubbish behind the building would be cleared.
- Would the graffiti be removed?
- Advice on the age of the building.

The Planning Manager offered the following points of clarification in relation to member's comments:

- The building was built at the same time of the Usher Art Gallery or soon after.
- Officer's also expressed concerns regarding the suggestion made by Lincoln Civic Trust to demolish a listed building.
- Officers did not agree that solid barriers added to the building would be a better option as they would be more oppressive together with creating a canvas for graffiti.
- The design of the railings had been planned in negotiation with the Principal Conservation Officer. This was felt by officers to be the correct approach accepting this advice.
- The accumulation of rubbish was always a risk, the proposal represented the lesser of two evils compared to issues of dumping/rough sleepers.
- Maintenance of the building would be discussed with the relevant department.

RESOLVED that planning permission be granted subject to the following conditions:

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) 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 drawings listed within Table A below.

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.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
160428/015		Plans - Existing	11th April 2019
160428/017		Elevations	11th April 2019
160428/016		Plans - Proposed	11th April 2019

8. Application for Development: Usher Art Gallery, Lindum Road, Lincoln (LBC)

The Planning Manager:

- a. advised that permission was sought for Listed Building Consent to install additional metal gates to protect the shelter to the south east corner of Temple Gardens, situated on Lindum Hill on the eastern side of the city centre
- b. reported that the application building was Grade II listed by virtue of its curtilage relationship with the Usher Art Gallery and located within Conservation Area No.1 'Cathedral and City Centre'
- c. referred to a separate but related planning application for the proposed works (2019/0305/RG)
- d. described the relevant site history to the planning application as detailed within the officer's report
- e. provided details of the policies pertaining to the application, as follows:

- Policy LP1 A Presumption in Favour of Sustainable Development
 - PolicyLP25 The Historic Environment
 - National Planning Policy Framework
 - Policy LP29 Protecting Lincoln’s Setting and Character
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a further response received from Lincoln Civic Trust
- h. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- National and Local Planning Policy
 - Potential Impact on the Significance of Heritage Assets
- h. concluded that:
- The proposed works would secure the future of the shelter, guarding against further damage and allowing the shelter in the future to once again fulfil its optimum viable use and preserve the setting of the Usher Art Gallery and preserve and enhance the character and appearance of the conservation area.
 - Therefore, it was considered that the proposal was in accordance with the duty contained within section 16 (12) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses', Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) and relevant guidance contained within the National Planning Policy Framework (2019).

Members discussed the content of the report in further detail.

RESOLVED that planning permission be granted subject to the following conditions:

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) 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 drawings listed within Table A below.

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.

Conditions to be discharged before commencement of works

- 03) Sample of mortar for repointing to be agreed by the Local Planning Authority prior to repointing works being carried out

Reason: In the interests of retaining the architectural significance of the building

- 04) Sample of timber for repairs to bench to be agreed by the Local Planning Authority prior to bench repairs being carried out

Reason: In the interests of retaining the architectural significance of the building

- 05) A sample area of brick cleaning using high pressure steam to be selected, carried out and agreed by the Local Planning Authority prior to these works being carried out

Reason: In the interests of retaining the architectural significance of the building

- 06) Details of colour finish of gates to be submitted and agreed by the Local Planning Authority prior to painting being carried out

Reason: In the interests of retaining the architectural significance of the building

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
160428/015		Plans - Existing	11th April 2019
160428/017		Elevations	11th April 2019
1602448/016		Plans - Proposed	11th April 2019