

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. K. Baker, Keith Baker Design & Management, 7 West Fen, Frithville, BOSTON, Lincolnshire. PE22 7EX	Mr. David, Beagle Barn, Roughton Road, Kirkby on Bain, WOODHALL SPA, Lincolnshire. LN10 6YL

Part I - Particulars of Application

Date received 03/06/2020	Application Number S/094/00826/20
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Particulars and location of the development

PROPOSAL: Planning Permission - Erection of a 3 bay garage and guest accommodation.
LOCATION: BEAGLE BARN ACRELEA, ROUGHTON ROAD, KIRKBY ON BAIN, WOODHALL SPA, LN10 6YL

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 four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be completed in accordance with the following approved plans:

Plan as Existing	Received by the LPA on 18/05/2020.
Location Plan	Received by the LPA on 18/05/2020.
Proposed Floor Plans and Elevations	Received by the LPA on 18/05/2020.

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

3. The external materials to be used in the construction of buildings and hard surfaces shall be as specified in the approved plans and application form.

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 SP10 of the East Lindsey Local Plan and paragraph 127 of the National Planning Policy Framework.

4. Before any works above the damp proof course a surface water strategy shall be submitted to and approved in writing by the Local Planning Authority. If soakaways are to form part of the surface water drainage scheme their suitability shall be demonstrated by means of percolation tests to the standards set out in document BRE365 and the result of such percolation tests shall form part of the surface water drainage strategy. If soakaways prove unsuitable alternative means of surface water drainage shall be submitted to and approved by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan and paragraph 163 of the National Planning Policy Framework.

5. The accommodation hereby permitted shall be, and shall remain, incidental to the use of the dwelling known as Beagle Barn and shall not be occupied independently, sold or let off separately, and shall be used only by members of the family and friends of the occupier of that dwelling.

Reason: The proposed annexe would be unsuitable for occupation independent of the dwelling known as Beagle Barn by virtue of the inadequate levels of amenity. This condition is imposed in accordance with Policy SP2 of the East Lindsey Local Plan and paragraph 79 of the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT:-

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

NOTES TO APPLICANT:

1. The development hereby permitted requires the formation of a new vehicular access. These works will require the approval of the Highway Authority in accordance with Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For approval and specification details please contact vehiclecrossings@lincolnshire.gov.uk.

2. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with the development permitted by this consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.
3. The applicant's attention is drawn to the letter dated 23rd June 2020 from the Environment Agency commenting on this application. The applicant is advised to review its contents with the Agency prior to the scheduling or commencement of any works.

Dated: 28/07/2020

Signed:



Paul Edwards
Assistant Director: Planning

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11 8UP.