

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. G. Kemp, Lincs Design Consultancy Ltd, 12 Vickers Lane, LOUTH, Lincolnshire. LN11 9PJ	Mr. A. Lidgard, C/O Lincs Design Consultancy Ltd, 12 Vickers Lane, LOUTH, Lincolnshire. LN11 9PJ

Part I - Particulars of Application

Date received 25/08/2020	Application Number N/019/01451/20
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Particulars and location of the development

PROPOSAL: Planning Permission - Change of use of land for the siting of 114 no. holiday lodges and excavation of land to form 3 no. wildlife ponds.
LOCATION: BRACKENBOROUGH ARMS HOTEL, CORDEAUX CORNER, BRACKENBOROUGH, LOUTH, LN11 0SZ

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;

Drawing No. LDC2935-PL-01
Drawing No. LDC2935-PL-02B

Received by the LPA on 21/08/2020.
Received by the LPA on 14/10/2020.

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

3. No development shall take place until a method statement for the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The construction

works shall be carried out in accordance with the approved method statement. The statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- details of noise reduction measures;
- the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site; and
- a strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of highway safety, the amenity of nearby residents and the prevention of flooding. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan and with paragraph 127 of the National Planning Policy Framework.

4. No development shall take place before the existing boundary ditches are inspected and cleared as necessary. Thereafter the development hereby permitted shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- a) be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- b) provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- c) provide attenuation details and discharge rates which shall be restricted to greenfield run off rate;
- d) provide details of any phasing required; and
- e) provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime

No holiday lodge shall be occupied until the approved scheme has been completed or provided on the site in accordance with approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the development hereby permitted. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

5. No holiday lodge hereby approved shall be occupied until a scheme for the disposal of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Only the approved foul water drainage scheme shall be implemented.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

6. No more than 55 holiday lodges hereby approved shall be occupied before an off-road footway link between the site and Scarborough Road has been implemented and certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development for pedestrians and to improve the connectivity and accessibility of the site to accord with SP15 and SP22 of the East Lindsey Local Plan.

7. No more than 55 holiday lodges hereby approved shall be occupied until the following highway improvement works have been implemented on site in accordance with details that have received the prior written approval of the Local Planning Authority:-

- upgrading of two bus stops on Louth Road and
- the formation of a ghost right turn facility on the A16 at the junction with Cordeaux Corner.

Reason: To ensure the provision of safe and adequate means of access to the permitted development and to accord with SP22 of the East Lindsey Local Plan.

8. Prior to the first occupation of any of the holiday lodges hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and 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. Details of all lakes and ponds shall also be provided. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety in line with a timetable or phasing strategy agreed in writing by the Local Planning Authority. 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, SP15 and SP23 of the East Lindsey Local Plan.

9. Prior to the occupation of any holiday lodge hereby approved a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10, SP15 and SP23 of the East Lindsey Local Plan.

10. The development shall be completed in strict accordance with the recommendations and ecological enhancements set out on pages 18 to 22 and summarised on page 23 of the Preliminary Ecological Appraisal dated July 2020 and produced by CGC Ecology particularly in relation to further survey work for water vole, the use of external lighting and the use of native species and wildflower mixes in the landscaping scheme.

Reason: To ensure conservation of local biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

11. No holiday lodge hereby approved shall be provided on site until details of its size, height, appearance, materials and private outside space have been submitted to and approved in writing by the Local Planning Authority. It shall then be provided on site in accordance with the approved details.

Reason: No such details have yet been submitted and in the interests of visual amenities of the area. This condition is imposed in line with SP10 and SP15 of the East Lindsey Local Plan.

12. The holiday lodges 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.

13. With the exception of the area annotated "planning application approved under N/019/02478/18" on plan number LDC2935-PL-02B there shall be no more than 114 holiday lodges or any other form of caravan within the application site.

Reason: For the avoidance of doubt and to ensure the high quality and spacious development hereby approved is carried out on site in the interests of the visual amenities of the area and the tourist offer in the District. This condition is imposed in line with SP10, SP15 and SP23 of the East Lindsey Local Plan.

POSITIVE AND PROACTIVE STATEMENT:-

The Local Planning Authority has worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising prior to submission of the application and during consideration of the application and it now considers the proposal to be acceptable and compliant with the relevant Development Plan Policies and also with the National Planning Policy Framework.

NOTES TO APPLICANT:

1. Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this consent. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.
2. The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the County Council as Highway Authority and the landowner.

Dated: 19/02/2021

Signed:



Mike Gildersleeves
Assistant Director - Planning

Tel. No. 01507 601111
EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11
8UP.