



## Town and Country Planning Act 1990 Planning Permission

Name and address of applicant

Mr Gourley  
Field Farm  
Besthorpe Road  
North Scarle  
Lincoln  
LN6 9EZ

Name and address of agent (if any)

Mr Nick Grace  
GraceMachin Planning & Property  
2 Hollowstone  
The Lace Market  
Nottingham  
NG1 1JH

### Notice of decision to grant planning permission

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**Application number: 22/0136/FUL**

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**Proposal: Erection of a permanent agricultural workers dwelling (pursuant to temporary permission 18/1417/FUL)**

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**Location: Field Farm Besthorpe Road North Scarle Lincoln LN6 9EZ**

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North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture as defined by Section 336(1) of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: To ensure that the dwelling as erected remains in connection with the agricultural need which justified it to accord with policies LP2 and LP55 of the Central Lincolnshire Local Plan (Adopted 2017).

- 3 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by Roy Lobley Consulting, dated January 2022 including the finished floor levels being set at 7.7m above Ordnance Datum (AOD).

Reason: To reduce the risk and impact of flooding to the proposed development and future occupants and to provide early warning of potential flooding to the area to accord with Policy LP14 of the Central Lincolnshire Local Plan (2017).

Date: 25th April 2022

District Council Offices, Kesteven Street  
Sleaford, Lincolnshire, NG34 7EF

*Mark Williets*

Development Manager

4 Prohibited activities

The following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soak- aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: In the interest of protecting retained trees important to the visual amenity and biodiversity of the area to accord with Policies LP21 and LP26 of the Central Lincolnshire Local Plan (2017).

- 5 All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme shown within the 'Tree Survey and Arboricultural Implications Assessment' document dated 21st March 2022.

Reason: In the interest of protecting retained trees important to the visual amenity and biodiversity of the area to accord with Policies LP21 and LP26 of the Central Lincolnshire Local Plan (2017).

- 6 The development hereby permitted shall be constructed entirely of the materials details which are shown on drawing 1542G/004 Rev. B or in accordance with such alternatives as **may be agreed** in writing with the district planning authority.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with policy LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans, listed below on this decision notice.

Reason: To ensure that the development takes place in accordance with the approved details.

### Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

<b>Policy</b>	<b>Plan</b>
LP26 - Design and Amenity	Central Lincolnshire Local Plan 2017
LP55 - Development in the Countryside	Central Lincolnshire Local Plan 2017
LP21 - Biodiversity and Geodiversity	Central Lincolnshire Local Plan 2017
National Planning Policy Framework (2021)	National Planning Guidance
LP01- Presumption in Favour of Sustainable Development	Central Lincolnshire Local Plan 2017
LP02 - Spatial Strategy and Settlement Hierarchy	Central Lincolnshire Local Plan 2017
LP13 - Accessibility and Transport	Central Lincolnshire Local Plan 2017
LP14 - Managing Water Resources & Flood Risk	Central Lincolnshire Local Plan 2017

### **Explanatory Note:**

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2018. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

### **Informatives**

1. The proposal as submitted was deemed to be acceptable and as such the LPA was not required to engage in further positive and proactive working with the applicant.
2. Based on the information submitted with your 'CIL - Additional Information Requirements Form', the Council has determined that your development is CIL liable. Your application details have been referred to the Council's Compliance team, who will contact you shortly regarding your CIL liability.

### **The decision relates to the plans and documents identified below:**

<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Received Date</b>
1542G/005	Garage Elevations and Floor Plans	26th January 2022
1542G/004	Proposed Elevations	26th January 2022
1542G/003	Proposed Floor Plans	26th January 2022
1542G/002	Proposed Site Plan	26th January 2022
	Flood Risk Assessment	26th January 2022
and tree survey	Arboricultural Impact Assessment	23rd March 2022

### **Housing Delivery and Monitoring**

If this decision relates to new residential development (not including domestic extensions, alterations or outbuildings) please be aware that as part of the Council's requirement to monitor and project the delivery of housing, you will be contacted separately to provide details of the likely timescales for the commencement and completion of development. Further information, including a copy of the Housing Delivery Evidence template can be found at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/evidence-base-and-monitoring/>. This template should be completed and returned to the Council at any time, by emailing the form marked for the attention of the 'Planning Monitoring Officer' and including the planning reference number (at the top of this decision notice), to [planning@n-kesteven.gov.uk](mailto:planning@n-kesteven.gov.uk)

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## Additional Information

1. The planning permission to which this notice refers may contain the requirement to comply with certain conditions prior to any works being commenced, as well as conditions to be met both during and after the completion of the development. You are hereby advised that non-compliance with any condition may render this permission invalid and the development itself unlawful and could lead to enforcement action and/or prosecution. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works. In order to discharge conditions, you will need to complete and submit the relevant form, other required documents and fee.
2. If any condition on this planning permission requires the submission of further information, for example agreement of materials, boundary treatments, drainage etc, an application to provide the information required must be made in written form, preferably on the standard application forms entitled Application to Discharge Conditions, which can be downloaded from the Council's website at [www.n-kesteven.gov.uk/planningapplicationforms](http://www.n-kesteven.gov.uk/planningapplicationforms). Any application must also be accompanied by the relevant fee set by central government, details of which are available on the above webpage. Material samples should ideally be left at the application site for officer inspection.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
4. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
5. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website <https://www.gov.uk/appeal-planning-inspectorate>
6. The Council has a statutory duty to provide street naming and logical street numbering so that premises can be quickly identified by the Post Office, tradesmen, emergency and other services and the District Council charge an administrative fee for this service. Please refer to our policy for further guidance on what structures can obtain a new address <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/street-naming-and-numbering/>