

Present:

Chairman: Councillor Tom Ashton
Vice-Chairman: Councillor Alison Austin

Councillors: Peter Bedford, Paul Goodale, Jonathan Noble, Frank Pickett,
Paul Skinner, Yvonne Stevens, Chelcei Trafford,
Peter Watson and Judith Welbourn

Officers: Assistant Director - Planning, Planner, Legal Advisor, Legal
Services Lincolnshire and Senior Democratic Services
Officer

85 APOLOGIES

There were apologies for absence from Councillor Brian Rush; Councillor Neill Hastie was in attendance as his substitute.

86 MINUTES

The minutes of the meeting held on 15 December 2020 were agreed as a correct record, to be signed by the Chairman, with the amendment of the end time of the meeting to 10.55 am.

87 DECLARATION OF INTERESTS

Standing declarations of interest were recorded for Members of this Committee who were also Members of Lincolnshire County Council; Members of the South East Lincolnshire Joint Strategic Planning Committee; and the Council's Representatives on the Internal Drainage Boards.

88 PUBLIC QUESTIONS

None.

89 PLANNING APPLICATION B/20/0338

Siting of 4no. Glamping Pods with associated highways access, car parking & wash block

Land Adj. to Olcote, Scrane End North, Freiston, Boston, PE22 0LR

Mr & Mrs A. Drury

The Assistant Director - Planning presented the details of the application, as set out in the report.

It was reported that, since the publication of the agenda pack, the following additional submission had been received.

- Two photographs from the applicant's agent, which had been circulated to the Committee prior to the meeting.
- Five letters of support, including a further letter from the *We'll Meet Again* Museum, stating that the proposal would boost visitor numbers, add to the range of accommodation and that it would be acceptable in these surroundings.
- Four further letters from nearby residents, objecting to the application on the grounds of the impact of additional people visiting the area, particularly with respect to loss of privacy.

The Chairman then invited registered speakers to address the Committee.

Mr P Weaver, a neighbour, spoke in objection to the application, stating that almost all local residents were objecting to the application. Their grounds were the adverse impact on wildlife; the felling of trees; noise (particularly with respect to potential anti-social behaviour and the impact on mental health of residents in a quiet rural location); loss of privacy; litter; and possible trespass. A back garden was not a suitable location for such a proposal.

Mr G Forman, the applicant's agent addressed the Committee. The applicant had paid for pre-application advice and had received positive feedback from Planning Officers; in particular that the proposal satisfied Policy 1 and 9 of the Local Plan in terms of need and benefits to the area. Therefore, the Planning Officers' change of opinion was confusing. The neighbours' objections were out of proportion to such a small-scale proposal. The applicant had put this environmentally friendly application together with care, was passionate about the wildlife and countryside of the area where they had lived for many years, and felt it did comply with Policies 1 and 9. There was no objection from Environmental Health and 6-foot high fencing and trees screened the site. The applicant lived on site and so could 'police' activity in the unlikely event there was any adverse impact. It would be possible to have 5 touring caravans on the site without planning permission, but the applicant did not feel this would be appropriate. The pods were smaller, allowing 2 adults and 1 child, fewer in number, and would be used by bird watchers and walkers who wished to visit Freiston Shore and would appreciate the site, which had been developed as a micro setting for wildlife.

Councillor Judith Welbourn, the Ward Member, then addressed the meeting and spoke in favour of the proposal for two pods. The proposal would benefit the area; the pods would be small and built by a local firm; the site was well screened; there would only be two additional vehicles on site; dogs would not be allowed and the applicant worked so would discourage noise at night and visitors would be exploring the area in the daytime. The applicant was passionate about the area and had done all they could to address objections and the proposal would be an asset to the area.

Members then asked questions of the speakers, who answered as follows, in summary.

Mr Weaver confirmed that local residents were concerned about the potential for litter. Mr Forman confirmed that the applicant lived immediately adjacent to the proposed site and aimed to cater for visitors who enjoyed countryside and nature, and so would not be the type to litter the area.

The Assistant Director - Planning confirmed that there would be a condition regarding seasonal use of the site if the Committee wished to approve the application. The applicant would be able to site five touring caravans within the curtilage of the dwelling, in accordance with permitted development requirements, related legislation and membership of the Caravan and Camping Club; it was for the Committee to decide what weight to give this. The applicant could control litter on the site and permission could include a condition to provide litterbins. The issue of litter in the wider area was not a matter for the Committee.

With respect to waste arrangements, Mr Forman referred to the bin storage area shown on the site plan and confirmed the applicant pay commercially for waste to be collected. Mr Forman added that there would be less of an impact than if the site operated all year round. Only some small trees and shrubs, possibly on the roadside, would be felled, no mature trees. Trees felled so far had been in the applicant's back garden.

The Assistant Director - Planning added that trees at the front of the site would need felling, but they were not ancient and planning permission would not be required.

[The registered speakers left the meeting at this point.]

During debate, some Members expressed views opposing the proposal and quoted Policies 2 and 3. They considered that the road was not adequate for additional usage; there was no proven need for the proposal in this location; there was a high number of objections from local residents; there would be an adverse impact on neighbouring properties in visual terms and noise; and the proposal would be an intrusion into open countryside. Members noted that Caravan and Camping Club membership required compliance with rigorous rules.

Councillor Peter Bedford proposed that planning permission be refused, as recommended by the Planning Officers, and this was seconded by Councillor Paul Skinner.

Other Members spoke in favour of the proposal, feeling that the proposed pods were preferable to caravans, and screening would mitigate against noise and visual intrusion. There was sympathy with the aims and objectives of the proposal, which would benefit the area; therefore, the proposal was in accordance with Policies 1 and 9.

The Chairman proposed that planning permission be granted and Councillor Yvonne Stevens seconded the proposal. However, as this was a direct negative, Members voted on the original proposal to refuse planning permission.

Vote: 6 for, 5 against

RESOLVED that planning permission be REFUSED as recommended for the following reasons:

Reason 1:

Insufficient evidence has been submitted that demonstrates that the proposed development is necessary in this location and/or will provide the sustainable development needs of the area in terms of community benefits. As such the proposed

development is contrary to the objectives of Policy 1 (d) of the South East Lincolnshire Local Plan.

Reason 2:

The proposed development will generate significant noise and general disturbance, especially during the evenings of the summer months, that will be harmful to residential amenity and the quiet and peaceful living conditions of nearby residents in this relatively remote location, in particular the occupiers of Roses Cottage, Scrane End which lies adjacent to the site. This development is therefore contrary to the objectives of Policies 2, 3, 9 and 30 of the South East Lincolnshire Local Plan and paragraph 127 of the NPPF (2019) which seeks, amongst other things, to create places which promote health and well-being, with a high standard of amenity for existing and future users.

90 PLANNING APPLICATION B/20/0432

Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height Restrictor and Play Frame

Land to the South of Swineshead Road and East of Wortley's Lane, Wyberton, Boston PE21 7JF

McDonald's Restaurants Ltd & Carta Real

The Assistant Director - Planning presented the details of the application, as set out in the report.

The Chairman then invited registered speakers to address the Committee.

Mr P Thomas, the applicant's senior acquisition surveyor, spoke in support of the application. The applicant was committed to involvement in the local community and the proposal would bring significant economic benefits to the area including 65 jobs with staff training and development. The company had a range of measures to encourage customers to dispose of waste responsibly and staff carried out regular litter patrols. In addition, they were involved with initiatives to help communities tackle litter, such as the Big Boston Clean Up. They had worked closely with Planning Officers to develop the proposal. The access road would be suitable to feed into the proposed Distributor Road and the layout, design and parking provision were acceptable. The transport assessment showed that traffic could be accommodated with no significant impact on the road network and had satisfied the Highways Authority.

Councillor Richard Austin, the Ward Member, addressed the Committee and explained that he had called-in the proposals due to concerns raised by the parish council and local residents.

Firstly, the litter generated by drive-through restaurants was a great public concern, which the applicant should take steps to reduce. Secondly, additional traffic on a very busy road that had no footpath or cycle way for half a mile and was to be the access to large housing estates planned in the future. The increased traffic would cause tailbacks

on the A52. Cycle ways depended on developer contributions and Councillor Austin urged the Committee to make this a condition of permission.

Members then asked questions of the speakers, who answered as follows, in summary.

Mr Thomas stressed the applicant did not condone littering and continually worked actively to address the problem and improve education. They gave customers as much choice as possible to dispose of litter responsibly. They had discussed the idea of stamping car registration numbers on packaging, but GDPR regulations had to be taken into account and proving a case, particularly when the wind could blow litter around, meant it would be difficult to prosecute.

[Members were advised this was not a planning matter.]

Councillor Austin believed that the queuing of traffic at the applicant's other site in Boston had probably been resolved.

The Assistant Director - Planning advised Members that cycle and footway obligations had to relate directly to the impact of the proposed application site; in this case, the separation distance from that part of the road was too great. In addition, the report set out the Highways Authority's opinion, which had considered this point and had concluded that the proposal was acceptable without the provision of a cycle way or footpath.

[The registered speakers left the meeting at this point.]

During debate, the economic benefits of the proposal were welcomed. It would provide 65 jobs and a sustainable development with 48 parking spaces on site. With respect to queuing traffic, 22 vehicles would be able to queue on site, which compared well with the company's previous site in Boston. It was a mixed-use area, the design was appropriate and Local Plan Policy 1 was satisfied. It was recognised that the company did its best to address the problem of litter, but the company was not responsible for litter once customers had left the site. Consultees were satisfied with the proposal.

It was proposed by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that planning permission be granted as recommended by the Planning Officers.

Vote: 11 for, 1 abstention

RESOLVED that planning permission be GRANTED as recommended, subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received 03-Nov-2020 and in accordance with the associated plans referenced:

- Drawing Number 7489-SA-8675-AL01 B: Site Location Plan;
- Drawing Number 7489-SA-8675-P102 D: Block Plan;
- Drawing Number 7489-SA-8675-P104 F: Site Layout Plan As Proposed;
- Drawing Number 7489-SA-8675-P105 B: Proposed Elevations and Section;
- Drawing Number 17019-VL-McD_L01 Rev B: Landscape Plan;
- Un-numbered Drawings: Goal Post Height Restrictor and COD/Canopy Digital Drive Thru Lane;
- Un-numbered Drawings: Outdoor Climb 2017 Revision;
- Un-numbered Drawings: Standard Patio Area Supporting Specifications; and
- Drawing Number D-375612: Proposed Lighting Layout.

Reason: To ensure that the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3, 4, 28, 29 and 36 of the South East Lincolnshire Local Plan 2011-2036.

3. No development and/or clearance of the site shall take place until two further surveys have been undertaken to establish whether the site and the ditch to the north of the site are utilised by water voles and the results submitted to and approved in writing by the Local Planning Authority. The surveys shall take place during the optimum period for water voles activity (one between mid-April and June and the other between July and September, following water vole survey guidance).

If such a use is established, then no development shall take place until a comprehensive method statement indicating how water voles are to be safeguarded with appropriate mitigation measures have been submitted to and approved in writing by the Local Planning Authority.

The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein. Any mitigation measures shall be fully implemented before clearance of any vegetation and subsequent development of the site and retained as such thereafter.

Reason: In the interests of protected species, and to accord with Policy 28 of the South East Lincolnshire Local Plan 2011-2036.

4. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the sound emitted from the site shall not exceed 45 dBA between 0700 and 2300 hours and 34 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest residential premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: To ensure that noise levels from fixed plant and machinery do not exceed the existing background noise climate, in the interest of residential amenities, and to comply with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.

5. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment dated 15 December 2020 (ref: MD4190159/KLJ/004) and the following mitigation measures detailed within it:
- Finished floor levels to be set no lower than 2.75m AOD;
 - The availability of the upper level plant room platform to act as an emergency refuge; and
 - Flood resilience and resistance measures to be incorporated into the proposed development as stated.

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to comply with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

6. No development shall take place until the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
1. A phased programme and methodology of site investigation and recording to include:
 - an archaeological evaluation; and
 - (where merited by the evaluation results) targeted area excavation and monitoring and recording;
 2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds; and
 - production of a final report on the significance of the archaeological and historical interest represented;
 3. Provision for publication and dissemination of the analysis and report on the site investigation;
 4. Provision for archive deposition of the report, finds and records of the site investigation; and
 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Works shall then only be undertaken in accordance with the WSI and any associated recommendations therein.

Reason: To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible, in accordance with Policy 29 of the South East Lincolnshire Local Plan 2011-2036.

7. Prior to the commencement of any other part of the development hereby permitted, full details of the proposed fourth arm of the existing A52/Westbridge Road roundabout and the associated access road to service the development shall be submitted to and agreed in writing by the Local Planning Authority. The fourth arm of the roundabout and the access road shall then be completed in accordance with the agreed details prior to the first use of the development.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and of providing safe and suitable access to the permitted development, and to comply with Policy 2 of the South East Lincolnshire Local Plan.

8. The development hereby permitted shall be carried out in accordance with the Requirements and Enhancements identified in the Ecological Risk Assessment table on pages 4-6 of the Preliminary Ecological Appraisal Report (Version 2/September 2020) with all measures implemented prior to first use of the development.

Reason: To ensure the development provides an overall net gain in biodiversity, in accordance with Policy 28 of the South East Lincolnshire Local Plan.

9. If, during development, contamination not previously considered is identified, the local planning authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the local planning authority.

Reason: To ensure that all contamination within the site is dealt with, and to accord with Policy 30 of the South East Lincolnshire Local Plan 2011-2036.

10. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) Separate systems for the disposal of foul and surface water;
- (ii) Details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change);
- (iii) Details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and
- (iv) Details of how the scheme will be maintained and managed after completion.

The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policy 2 and 4 of the South East Lincolnshire Local Plan (2011- 2036).

INFORMATIVES

- Cadent has a 273mm High Pressure gas pipeline close to the edge of the development application. It holds a deed of grant for a legal easement on this High Pressure gas pipeline and no development is permitted inside the easement without Cadent's written permission. Cadent will need to be approached and liaised with before work commences as it may have pipeline protection measures that need to be adhered to.
- The Environment Agency advises that a Flood Warning and Evacuation Plan is produced for the development in order to address the residual risks of flooding at the site and to confirm the approach that will be taken for safe evacuation of the area.
- The Environment Agency supports the suggestion in the FRA that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.
- The Black Sluice Internal Drainage Board indicates that:

Rainfall runoff:

- The prior written consent of the Board will be required for the proposed discharge of surface water from the development into an adjacent watercourse (and, where possible, discharges should be limited to 1.4ltrs/sec/Ha.);
- It is understood that the development's proposed drainage system will also receive surface water from the adjacent link road, albeit on a temporary basis. If this is the case, the applicant must declare the additional impermeable area to be drained within any application to the Board;
- All drainage routes through the site should be maintained both during the works and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the site are not adversely affected by the development;
- Consideration must be given to the route downstream of the site from the discharge point to an appropriately maintained watercourse. The applicant will be expected to carry out off-site works or increased maintenance required to safeguard the site discharge for the life of the development, including any necessary maintenance to any adjacent piped culverts along the route of flow;
- A permanent undeveloped strip (of sufficient width to allow future maintenance work) must be created adjacent to the top of the bank of all watercourses bounding the development;

Discharge Outfalls

- If the proposed surface water discharge outfall is into an adjacent watercourse, prior written consent will be required from the Board for any structures placed in the bank as per Section 23 of the Land Drainage Act 1991;

Filling in or Culverting Watercourses

- The ownership and maintenance of watercourses within the applicant's land registry boundaries (including any existing piped culverts or other structures

within the confines of the watercourses) lies with the applicant and their successors;

If the applicant intends to install new piped structures within watercourses, the prior written consent of the Board is required under Section 23 of the Land Drainage Act 1991.

91 PLANNING APPLICATION B/20/0427

Advertisement consent for the installation of 1no. Internally illuminated Freestanding Totem Sign

Land between Swineshead Road and Wortley's Lane, Boston PE21 7JF

McDonald's Restaurants Limited

The Assistant Director - Planning presented three applications for advertisement consent for the site at Wyberton.

Members agreed to consider the applications together, as the proposals were standard.

[They follow separately in the minutes for purposes of clarity.]

It was proposed by Councillor Tom Ashton and seconded by Councillor Alison Austin that advertisement consent be granted as recommended by the Planning Officers.

Vote: 11 for, 1 abstention

RESOLVED that Advertisement Consent be GRANTED as recommended, subject to the following conditions and reasons:

1. This consent expires after 5 years from the day consent was initially granted.

Reason: Required to be imposed by Section 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. The signage hereby approved by this consent shall be carried out in strict accordance with the application received 02-Nov-2020, and with the details shown on drawings:
 - Drawing Number 7489-SA-8675-AL02 A (Nov 2020): Site Location Plan Adverts;
 - Drawing Number 7489-SA-8675-P122 D (Feb 2019): Site Layout Plan Drive Totem; and
 - Job Number 98748A (27/08/2019): Sign 1 – DT2 12m totem.

Reason: To ensure the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2011-2036, and guidance contained in the National Planning Policy Framework (February 2019).

3. (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

- (ii) No advertisement shall be sited or displayed so as to—
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under this permission to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Standard conditions imposed by the Town and Country Planning (Control of Advertisement) Regulations 2007.

92 PLANNING APPLICATION B/20/0428

Advertisement Consent for the installation of:
6no. Internally Illuminated Fascia Signs
3no. Internally Illuminated Booth Lettering Signs
1no. Internally Illuminated Digital Booth Screen

Land between Wortleys Lane and Swineshead Road, Wyberton, Boston PE21 7JF

McDonald's Restaurants Ltd

It was proposed by Councillor Tom Ashton and seconded by Councillor Alison Austin that advertisement consent be granted as recommended by the Planning Officers.

Vote: 11 for, 1 abstention

RESOLVED that Advertisement Consent be GRANTED as recommended, subject to the following conditions and reasons:

1. This consent expires after 5 years from the day consent was initially granted.

Reason: Required to be imposed by Section 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. The signage hereby approved by this consent shall be carried out in strict accordance with the application received 02-Nov-2020, and with the details shown on drawings:

Reason: To ensure the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3 and 29 of the South East

Lincolnshire Local Plan 2011-2036, and guidance contained in the National Planning Policy Framework (February 2019).

3. (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
(ii) No advertisement shall be sited or displayed so as to—
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
(iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
(iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
(v) Where an advertisement is required under this permission to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Standard conditions imposed by the Town and Country Planning (Control of Advertisement) Regulations 2007.

93 PLANNING APPLICATION B/20/0429

Advertisement Consent for:
Various Site Signage
4no. Internally Illuminated Freestanding Signs
2no. Banner Units
1no. Play Land Sign
23.no Dot Signs

Land to the South of Swineshead Road and East of Wortley's Lane, Wyberton, Boston PE21 7JF

McDonalds Restaurants Ltd

It was proposed by Councillor Tom Ashton and seconded by Councillor Alison Austin that advertisement consent be granted as recommended by the Planning Officers.

Vote: 11 for, 1 abstention

That Advertisement Consent be GRANTED, as recommended by the Planning Officers, subject to the following conditions and reasons:

1. This consent expires after 5 years from the day consent was initially granted.

Reason: Required to be imposed by Section 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. The signage hereby approved by this consent shall be carried out in strict accordance with the application received 02-Nov-2020, and with the details shown on drawings:
- Drawing Number 7489-SA-8675-AL02 A (Nov 2020): Site Location Plan Adverts;
 - Drawing Number 7489-SA-8675-P108 D (Feb 2019): Site Layout Plan Site Signage;
 - Un-numbered Drawing (10 August 2016): ERDDS Banner Unit;
 - Un-numbered Drawing: DOT Signage Accessible Parking Bay;
 - Un-numbered Drawing: Caution – Look Left Traffic Approaching and Caution – Look Right Traffic Approaching Signs;
 - Un-numbered Drawing: DOT Signage Give Way;
 - Un-numbered Drawing: DOT Signage Litter Sign;
 - Un-numbered Drawing: Caution Look Both Ways Sign;
 - Un-numbered Drawing: DOT Signage No Entry;
 - Un-numbered Drawing: DOT Signage Parked Order Bay 1;
 - Un-numbered Drawing: DOT Signage Parked Order Bay 2;
 - Un-numbered Drawing: DOT Signage Pedestrian Crossing;
 - Un-numbered Drawing: 10MPH Disc;
 - Un-numbered Drawing: Playland Logo Outdoor Untis (sic) Logo: 1100mm;
 - Un-numbered Drawing: Double Digital Menu Board; and
 - Un-numbered Drawing: Single Digital Menu Board.

Reason: To ensure the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan 2011-2036, and guidance contained in the National Planning Policy Framework (February 2019).

3. (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to—
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under this permission to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Standard conditions imposed by the Town and Country Planning (Control of Advertisement) Regulations 2007.

94 INFRASTRUCTURE FUNDING STATEMENT

The Committee considered a report by the Planning Policy & Section 106 Officer, which provided a summary of the Council's first Infrastructure Funding Statement (IFS).

The IFS had been produced in accordance with the introduction of the Community Infrastructure Levy (CIL) Regulations 2019 and reported on the new Section 106 (S106) monitoring fees introduced in December 2020. It also provided a wider update on activities relating to S106 agreements.

The IFS provided details of planning obligations entered into within 2019/20, following the adoption of the South East Lincolnshire Local Plan, and also detailed the payments received for historic agreements where triggers for obligations had been met, S106 monies currently held by the Council and any spend of S106 monies made within that year.

The Council was able to meet the required deadlines for producing and publishing the IFS and data files and reporting to the Ministry of Housing, Communities and Local Government (MHCLG). The Council remained committed to working with the local community, developers and stakeholders alike to ensure that planning contributions were sought, used appropriately and monitored, to deliver the infrastructure needs and requirements arising from development with the borough.

Members welcomed the report and thanked the Planning Policy & Section 106 Officer for a solid piece of work.

The Meeting ended at 12.40 pm