

Present:

Chairman: Councillor Tom Ashton
Vice-Chairman: Councillor Frank Pickett

Councillors: Alison Austin, Peter Bedford, Paul Goodale, Jonathan Noble,
Brian Rush, Chelcei Sharman, Paul Skinner,
Yvonne Stevens, Peter Watson and Stephen Woodliffe

Officers: Growth Manager, Legal Officer Planning, Senior Planning
Officer and Democratic Services Officer

33 STATEMENT BY THE CHAIRMAN

It is recorded that prior to moving into part one of the agenda to address the preliminary items the Chairman made the following statement:

I would also like to take this opportunity to make it very clear, that following on from an issue that arose at our last meeting, as Chairman of this Committee I will not tolerate any criticism, either direct or implied, of the professional abilities of Officers of this Council whatsoever.

This Council is privileged to be served by qualified, professional planning Officers who present reports to this Committee. The reports and recommendations presented are based upon their professional judgement with due regard to the application submitted, and in consideration of matters including planning policy and material considerations, as may be relevant.

We, collectively as a committee, may indeed disagree on points of policy and the conclusions which are reached. As a committee we are also charged to both debate and then determine the applications in a robust manner.

However, it is not the right of the committee to question the professional integrity of the report authors or the process leading to a particular recommendation. This meeting is held in public and members of the public who take time out of their busy schedules to attend these meetings, should not have to witness such exhibitions of behaviour.

I have taken advice in line with my rights as a Chairman, and under the directives from the Rules of Procedure under Part 4 of this Council's Constitution, should there be any repetition of such behaviour, I will not hesitate to move part 25.4 of the Constitution, that the member 'be not heard further' and I will seek a second for that motion.

34 APOLOGIES

Apologies for absence were tabled by Councillor Michael Cooper. No substitute member in attendance.

35 MINUTES

With the permission of the committee the Chairman signed the minutes of the previous meeting held on the 20 August 2019

36 DECLARATION OF INTERESTS

Standing declarations of interest are recorded for members of this committee who are also:

Members of Lincolnshire County Council:

Councillor Tom Ashton
Councillor Alison Austin
Councillor Paul Skinner

Members of the South East Lincolnshire Joint Strategic Planning Committee:

Councillors Tom Ashton and Michael Cooper in their roles as Committee members, Councillor Jonathan Noble as a Substitute Member of that Committee and Councillor Alison Austin as the County Council representative on that Committee.

Representatives on the Internal Drainage Boards

Councillors Tom Ashton, Peter Bedford and Frank Pickett,

Additional Declarations of Interest were tabled as follows:

Councillor Yvonne Stevens declared an interest in planning application B 19 0238 in that the applicant had been known to her late daughter but it would not affect her judgement of the application.

Councillor Stephen Woodliffe declared that as he had taken the position of Governor of Boston Grammar School, he would absent from planning application B 19 0040 which was subject to a 106. Planning obligation for funding for Boston Grammar School.

Councillor Peter Watson stated that having called-in planning application B 19 0238 he would speak as Ward Member on that application. He further noted that he was also a member of Kirton Parish Council.

37 PUBLIC QUESTIONS

No public questions were tabled.

It is recorded that Councillor Stephen Woodliffe absented from the meeting at this point in the proceedings.

38 PLANNING APPLICATION B 19 0040

Residential development consisting of 139 dwellings, including associated roads, public open space and drainage infrastructures.

Land off London Road Kirton Boston

Ashwood Homes.

The Senior Planning Officer presented the report to the committee and confirmed there were no updates to the report tabled within the agenda.

No representation was received within respect of this application.

General positive committee comments included recognition that Phase 1 of the development was already under construction; that the allocation of 20% affordable housing was welcome and that the site and the mixture of housing was well laid out. Members acknowledge it was an allocated site with the SELLP and that there had been no objections from any of the statutory consultees nor from the Parish Council.

Concerns were raised at the impact of continued development within the village of Kirton and in particular on the existing infrastructure. Further concern noted no allocation for play equipment in what would be a family based development. Although the Section 106 contributions were welcome members did question the split in allocation of the funding with a presumption that whilst the majority of monies would be allocated to the Grammar School when they felt it should be allocated to the Local School.

The Growth Manager provided two points of information in respect of the concerns noted:

Policy 32 of the plan provides the policy basis for consideration of open space matters, and is to be supplemented by a Supplementary Planning Document in due course. In relation to the application, the proposals were considered to be in accordance with the policy, open space would be provided but this would not be required to be equipped.

Some members made comments about where the education contributions were identified to be spent, and identified a desire for funds to be spent locally. The Growth Manager clarified that Section 106 requests for Education are based on a calculation undertaken by the Education Authority. This is based upon the impact of the development and what additional capacity is required over primary, secondary and sixth form pupils. The monies would then be collated, and released as required to deliver those capacity enhancements.

It was moved by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that the application be granted in line with officer recommendation subject to the conditions and reasons therein:

Vote: In Favour. 10. Against. 0. Abstention. 1.

RESOLVED: That committee resolve to grant planning permission subject to:

1. The completion of the section 106 agreement relating to affordable housing and contributions towards education as detailed within the report.
2. The conditions and reasons as follows:
 1. The development hereby permitted shall be begun before the expiration of three 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 approved shall be carried out in accordance with the following approved plans:

- Ref: 1197/LP/SP – ‘Location Plan - Southern Phase’
- Ref: 90A-PL-01 Rev D – ‘Planning Layout - Southern Phase’
- Ref: 90A-HOL-001 – ‘Design Sheet - Holland’
- Ref: 90A-DEE-01 – ‘Design Sheet - Dee’
- Ref: 90A-EDN-001 – ‘Design Sheet - Eden’
- Ref: 90A AV-001 – ‘Design Sheet - Avon’
- Ref: 90A-CLY-001 – ‘Design Sheet - Clyde’
- Ref: 90A-SPAR-01 – ‘Design Sheet - Sparta’
- Ref: 90A-CORO-001 – ‘Design Sheet - Coronation’
- Ref: 90A-CORO-002 – ‘Design Sheet - Coronation’
- Ref: 90A-LCK-001 – ‘Design Sheet - Lock’
- Ref: 90A-MER-001 – ‘Design Sheet - Mere’
- Ref: 90A-MER-002 – ‘Design Sheet - Mere’
- Ref: 90A-NENE-001 – ‘Design Sheet - Nene’
- Ref: 90A-BAL-001 – ‘Design Sheet - Balmoral’
- Ref: 90A-BAL-002 – ‘Design Sheet - Balmoral’
- Ref: 90A-RIBB-001 – ‘Design Sheet - Ribble’
- Ref: 90A-HUM-001 – ‘Design Sheet - Humber’
- Ref: 90A-HUM-002 – ‘Design Sheet - Humber’
- Ref: 90A-A516-001 – ‘Design Sheet - A516’
- Ref: 90A-A516-002 – ‘Design Sheet - A516’
- Ref: 90A-A732-001 – ‘Design Sheet - A732’
- Ref: 90A-A902-001 – ‘Design Sheet - A902’
- Ref: 90A-A1336-001 – ‘Design Sheet - A1336’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 1 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 2 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 3 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 4 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 5 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 7 of 11’
- Ref: 90A-SG-01 – ‘Design Sheet - Single Garage’
- Ref: 90A-DG-01 – ‘Design Sheet - Double Garage’
- Ref: 90A-DSG-01 – ‘Design Sheet - Double Shared Garage’
- Ref: 90A-TSG-01 – ‘design Sheet - Triple Shared Garage’

And read in conjunction with the various recommendations of the supporting documents which accompany the application unless varied by other conditions attached to and forming part of this decision.

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2018,

referenced MA11011-FRA-R01 by Millward, including the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 500mm above existing ground level
- All dwellings to have at least two storeys

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 accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

4. Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:
 - a scheme for the provision of mains foul sewage infrastructure on and off site
 - details of connection point(s) and discharge rate(s)

Prior to the occupation of any dwelling within any phase of the development, the drainage and water infrastructure measures relating to that phase and dwelling must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intention of the National Planning Policy Framework (2019)

5. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019).

The person carrying out the work must inform the Building Control Body that this duty applies.

A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-0236).

6. No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: No details of materials have been submitted, these details are required in the interests of the amenity of the area and to ensure that the new buildings are in keeping with the character of the area to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

7. All landscape works relating to each completed part of the development shall be carried out in accordance with the approved details within 6 months of the completion of that part of the development. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

8. Prior to the commencement of any part of the development above slab level, details shall be submitted to and approved by the Local Planning Authority for the provision of three (3) fire hydrants or other acceptable alternative along with a timetable for their installation relative to the phasing of the development. The fire hydrants (or other acceptable alternative) shall be installed at the relevant point of development in accordance with the agreed timetable.

Reason: To enable the protection and maintenance of the development and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

9. No development shall take place until the applicant has secured a programme of archaeological work, which shall include trial trenching, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements have been made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

10. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited.

Reason: To ensure that protected species and their habitats are protected and to provide enhancements to biodiversity in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details

relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South East Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

12. Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. No dwelling shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, have been completed to Binder Course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

14. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

15. There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall be incorporated into the development to prevent any such access being formed at any time.

Reason: Woodside Road is unsuitable, in terms of its carriageway width and construction standard and the absence of footways, to be able to accommodate additional vehicle movements from a residential development of the scale hereby

permitted. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

16. Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

It is recorded that Councillor Stephen Woodliffe re-joined the meeting at this point in the proceedings and that Councillor Peter Watson absented from the meeting.

39 PLANNING APPLICATION B 19 0238

Erection of a single storey dwelling

Land at Kelvyn Wash Road Kirton Boston

Ms Cecilia Dobson

The Growth Manager presented the report to the committee and confirmed there were no updates to the report tabled within the agenda.

Representation was received by Mr Smith the applicant's agent which included:

Mr Smith advised that the applicant had held very constructive discussions with and received very positive pre application advice from, Mr Thompson the Senior Planning Officer for the application. Members were advised that the design was modern in style and in common with a good garden building. It was horizontal in shape so sat low in the site and the landscaping had been taken into consideration to complement the style of a historic garden. Wild flower planting would be implemented either side of the driveway.

The columns formed a colonnade up to the entrance and the siting of the build was angled 30% due south. The roof would be part laid to lawn and planted to encourage bees.

All living space exited direct onto the terrace and the building was compliant to part M4 category 3 of the Building Regulations in that it would be built for wheelchair access. Summarising Mr Smith said he felt the application demonstrated design similar to historic houses of old and that it was sensitive to the local area.

Representation was received by Ward Member Councillor Peter Watson which included:

Councillor Watson voiced concern in respect of the proposed landscaping and stated that unless tree Preservation Orders were secured, should the site be sold at a later date, the said current scheme could be ripped out and the whole landscape would be changed. Referencing the design he noted that he felt it not in keeping with the area although he stated he did recognise the technology and the green provisions which had been used. Councillor Watson concluded by advising that following comments made at Kirton Parish Council and the concerns raised in respect of the design of the build he had felt he had no option but to ask for committee determination on such a controversial application.

The Growth Manager responded to the representations by advising that condition no.9 within the report addressed concerns in respect of landscaping which required that any trees which may become diseased and died within the first five years from the date of them being planted occupation would be replaced. Any issues in respect of granting a Tree Preservation Order would be subject to a different application and could not be condition within the application tabled.

Committee deliberation was equally divided with both praise for the intuitive and contemporary design and strong criticism against it. There was a general acknowledgment that it was very subjective in its design.

There was praise for the low level of the building; its' position within the site, the wild life planting and the fact that it would be wheelchair accessible. Further comment noted it would support the stables on site as the applicant owned the stables, reducing traffic to the site. Members also noted the contemporary build granted historically at Old Leake which was outside the village settlement and also intuitive.

However, contrary to the favourable comments, strong concerns listed included the location being outside the SELLP and settlement village boundary; the colour of the proposed building materials and the actual design which many reiterated was not in keeping with the area and no supporting proof having been tabled confirming it was supporting an established business on the site. Furthermore in reference to the build at Old Leake a member stressed that it had been very innovative in its complete design and that it did support an existing business on the site.

It was moved by Councillor Alison Austin and seconded by Councillor Yvonne Stevens that committee grant conditional approval of the application subject to the conditions and reasons within the report.

Vote: In Favour. 5. Against. 6. Abstention.

The motion fell.

As a result, the Chairman moved to take a short adjournment was taken to allow the Growth Manager and Legal Adviser time to consider the comments raised by Members against the proposal and advise the Committee on the reason for refusal.

Following this short adjournment, the Growth Manager addressed the committee, to seek their clarification that they were content that they had received sufficient

information to enable them to make an informed judgement on the proposals, and to outline the reason for refusal based upon comments from Members.

It was moved by Councillor Jonathon Noble and seconded by Councillor Brian Rush that the application be refused contrary to officer recommendation as the proposal, by virtue of its design, would not represent an innovative, or exceptional design that would sufficiently justify the development in this location, when considered against the requirements of para 79(e) of the NPPF and policies 2 & 3 of the Local Plan. The proposals would not fit in with the established character of the area and would as a result adversely impact upon it. As a result, and in the absence of other justification given the location of the development outside of the settlement boundary and falling within countryside as defined in the SELLP, the proposals would be contrary to policies 1, 2 & 3 of the SELLP, as well as being contrary to paragraph 79 of the NPPF.

Vote: In Favour. 6. Against. 5. Abstention.

RESOLVED: That the committee refuse the application contrary to officer recommendation as the proposal, by virtue of its design, would not represent an innovative, or exceptional design that would sufficiently justify the development in this location, when considered against the requirements of para 79(e) of the NPPF and policies 2 & 3 of the Local Plan. The proposals would not fit in with the established character of the area and would as a result adversely impact upon it. As a result, and in the absence of other justification given the location of the development outside of the settlement boundary and falling within countryside as defined in the SELLP, the proposals would be contrary to policies 1, 2 & 3 of the SELLP, as well as being contrary to paragraph 79 of the NPPF.

It is recorded that Councillor Peter Watson re-joined the meeting at this part in the proceedings.

40 PLANNING APPLICATION B 19 0131

Sub division of existing dwelling into 3 residential units.

22 Horace Street Boston Lincolnshire

Mr Ian Bunday

The Growth Manager presented the report to the committee advising there were no updates to the report tabled within the agenda.

The Growth Manager advised the committee within the presentation that since publication of the report, the agent had contacted the Council to propose 3 parking spaces within the application site and had provided a plan of this. This was considered in detail within the officer presentation to Members.

Representation was received from Mr Forman the applicant's agent which included:

Members were asked to note that letters written in objection to the application citing concerns in respect of anti-social behaviour at 22 Horace Street had been made against

the wrong house: the objectors had the wrong house number for the premises where anti-social behaviour activity had taken place.

Addressing the application Mr Forman advised that the applicant had considered keeping the house as a 5 bedroom HMO and also possibly sub dividing it into flats, before finally deciding the 3 one bedroom houses would be the best use. Members were asked to note that the old lean to would be removed and that the house frontage would be restored to its former Victorian glory. Addressing concerns in respect of a lack of parking, Mr Forman questioned the need for parking in such properties so close to town. He referenced the 11 muse type houses at the Mastins Court development which were similar to the proposed houses, which did not have parking: he further questioned whether dependant on the location of their work, if residents in such a close location to amenities would require a car.

Mr Forman did advise that the application had capacity within it for 3 off street parking spaces should the committee decide that parking was a priority, but that would replace the garden space at the rear of the property.

On moving into deliberation Councillor Goodale the Ward Member for the application site stated he had asked for committee determination as he had concerns about the remaining land which the applicant had appeared to 'land-lock' behind the application site. He stated he was also concerned about the lack of parking but was supportive of the change of use of the house, the removal of the old lean-to and the restoration of the property.

The Growth Manager responded at this point in the proceedings advising members that should they decide to refuse the application, then he would urge them not to use any pre-determination of what might happen to the left-over land at a later date, as a reason for refusal.

Committee deliberation in respect of the proposal of the three houses, the removal of the lean-to and the restoration of the house was unanimous in support with agreement of the benefits it would achieve including a reduction in residents, improved amenity and the restoration.

However, alongside the support, there was overwhelming concern at any lack of parking provision with members noting that should there be a provision one vehicle parking spot per property, they would be fully supportive of the application.

Referencing Mr Forman's indication in his representation members sought clarity on attaching a further condition to the application for the provision of the parking spaces and the Growth Manager confirmed that as there had been no objections by Lincolnshire County Highways and with the offer having been made by Mr Forman to sue the land to the rear of the site for parking as against it being used as a garden, then a it could be conditioned.

It was moved by Councillor Jonathan Noble and seconded by Councillor Tom Ashton that committee grant conditional approval of the application in line with officer recommendation, subject to the conditions and reasons within the report and subject to the additional condition requiring provision of 3 car parking spaces to the rear of the houses.

Vote: In Favour. 12. Against. 0. Abstention. 0

RESOLVED: That committee grant conditional approval in line with officer recommendation and subject to the following conditions and reasons including the additional condition no. 5.

1. The development hereby permitted shall be begun before the expiration of three 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 21-Mar-2019 and in accordance with the associated plans referenced:

Site Location plan ref 291-PLN-E-00 rev A
Proposed site plan ref 291-PLN-P-01 rev A
Existing /proposed plans and elevations ref 291-SPE-EP-01 rev A

Reason: In the interests residential amenity and to accord with policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).

3. No development shall take place above ground level until details of a fencing scheme separating the application site from the area outlined in blue on the approved site location plan ref 291-PLN-E-00 Rev A and Proposed site plan ref 291-PLN-P-01 Rev A been submitted to and approved in writing by the Local Planning Authority. The fencing scheme as may be approved shall be undertaken before occupation of any of the apartments hereby approved and shall remain in that form thereafter.

Reason: In the interests residential amenity and to accord with policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).

4. The communal bin store and the communal amenity space as shown on Proposed site plan ref 291-PLN-P-01 Rev A shall be made available for use before occupation of any of the residential units hereby approved and shall be retained in that form thereafter.

Reason: In the interests residential amenity and to accord with policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

5. The development hereby permitted shall not be occupied until a plan showing 3no. parking spaces (numbered to reflect the allocation to the units proposed), along with sufficient space to allow vehicles to be parked and turned to enable vehicles to enter and exit in forward gear, has been submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning area shall be provided in accordance with the agreed plan prior to occupation of any of the units, and shall thereafter be retained and be made available for use by the occupants of the development at all times when those units are available for occupation.

Reason: In the interests of ensuring sufficient parking is provided to meet the needs of the development, and to ensure that those parking spaces are retained and are

available and that there is sufficient space to enable vehicles to turn so that they may enter and leave the site in forward gear. In order to comply with policy 36 of the South East Lincolnshire Local Plan.

The Meeting ended at 12.40 pm