

PLANNING & LICENSING COMMITTEE

27 FEBRUARY 2024

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
32/2024	2	2023/0991/FUL	MR JOHN TROTTER	RYHALL

Additional Condition

22. There shall be no external lighting on the site, any external lighting required, either temporary lighting during building work, or permanent lighting post development, must be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2018) (<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>). Full details of any proposed external lightning shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting. To reduce the impact of lighting on bats, lighting should consist of LED light sources fitted with downward deflectors (i.e. hoods, cowls, shields, louvres) at a low level, and, ideally, be on PIR sensors. No up-lighting should be used.

Reason: To ensure that any protected species which are legally protected under the Wildlife and Countryside Act 1981 are not compromised by the work hereby approved

Consultation Responses

Environmental Protection

No objection to his development

Forestry Officer

We still need a tree survey, tree retention/removal plans, and tree protection plans all in adherence to BS5837:2012.

NHS Lincolnshire Integrated Care Board

Please be advised that the attached consultee letter refers to the proposal out of our area. Therefore, the Lincolnshire ICB has no comments to share.

Housing Strategy and Enabling Officer

Justification for change

The housing association has withdrawn due to a change of strategy and there is no realistic prospect of him finding another for such a small site. I have discussed with my manager and he is agreeable to plots 2 and 3 being First Homes and plot 1 being

covered by a commuted sum. This is because plot 1's value is far in excess of what would be expected under First Homes. We are happy with this under the circumstances, subject to contract and planning consent. This will need a fresh section 106 agreement to cover the two new types of affordable housing provision, as well as for the Ecological Land and any other section 106 requirements, which would be for your new planning consent. Is this something that you are able to instruct Legal on using delegated authority?

The calculation for the commuted sum (assuming the average Gross Internal Area is 107m² or less) is:

$$\frac{\text{£}228/\text{m}^2 \times 107\text{m}^2 \times 11}{3} = \text{£}89,452$$

The fee will be revised from 1 April 2024, although hopefully the agreement would be signed before then.

Once any agreement is signed, indexation would apply until the site is developed. More detail on this is in the Council's Planning Obligations SPD 2016. There will also be legal, sealing, administrative and monitoring fees.

The Council's Cabinet adopted First Homes Informal Planning Guidance on 24 May 2022

Officer Comments in relation to Consultation Response.

In response to Forestry Officer comments.

In this instance as with the previous application it is not considered that a revised tree report is required as conditions 5 and 19 will ensure that the relevant information compliant with BS5837:2021 is received by the LPA.