

Planning Permission

Name and address of applicant

Saxilby with Ingleby Parish Council
SAXILBY PARISH COUNCIL
ST ANDREWS COMMUNITY CENTRE
WILLIAM STREET
LINCOLN
LN1 2LP

Name and address of agent (if any)

Martin Furnish
Artech Designs Limited
6 MEADOW RISE
SAXILBY
LINCOLN
LN1 2HW

Part One – Particulars of application

Date of application:
26/03/2025

Application number:
WL/2025/00313

Particulars and location of development:

Proposal: Planning application to erect a brick plinth to display a tiled Mosaic.

Location:

LINCOLNSHIRE CO-OPERATIVE SOCIETY LTD UNIT 1
107 HIGH STREET
SAXILBY
LINCOLN
LN1 2HG

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions stating the time by which the development must be commenced:

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: 25_01_001A (Red Line) dated 21/03/2025, 25_01_003A dated 21/03/2025

and 25_01_002A dated 21/03/2025. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

3. The materials used in the development shall match those stated on the application form and drawing No. 25_01_002A dated 21/03/2025.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

4. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.

Notes to the Applicant

None.

Reasons for granting permission or Refusal

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S35: Network and Hierarchy of Centres, S40: District, Local and Village Centres, Policy S50: Community Facilities, S53: Design and Amenity, S56: Development on Land Affected by Contamination, S57: The Historic Environment and S66: Trees, Woodland and Hedgerows of the adopted Central Lincolnshire Local Plan in the first instance and policies contained within the Saxilby with Ingleby Neighbourhood Development Plan (Policy 2: Design of New Developments, Policy 5: Protecting the Historic Environment, Policy 6: Retaining Retail Provision and Policy 9: Protecting Community Facilities) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

The proposal will not affect the purpose of the Village Centre or the community facility and can therefore be supported in accordance with Policy S35, S40 and S50 of the Central Lincolnshire Local Plan and Policy 6: Retaining Retail Provision and 9: Protecting Community Facilities of the Saxilby with Ingleby Neighbourhood Development Plan.

Furthermore, the proposal will not have a detrimental impact on the character and appearance of the surrounding area or on residential amenity and will not affect the setting of a nearby Listed Building.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 13/05/2025

Signed:



Ian Knowles
Chief Executive and Head of Paid Service

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable). Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed

development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.