

July 2026 Full Council Draft Minutes

Extract regarding Planning Consultee Responses

FC26/065 17. Planning Application WL/2026/00547 – Cottam Solar Project

The Council considered a consultee response.

Resolved: No further comments.

Note: Application comments were previously submitted to the planning Inspectorate and responded to in The Applicants Responses to Relevant Representations Document.

Proposer: Cllr Wheatley

Seconder: Cllr Shepherd

Power: Planning Act 2008; Community Infrastructure Levy Regulations 2010.

FC26/066 18. Planning Application WL/2025/00805 – Castle Farm, Cowdale Lane

The Council considered the amended plans.

Resolved: That Council's consultee support the application with comments – see Appendix I.

Proposer: Cllr Bridge

Seconder: Cllr Wheatley

Power: Statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015, Schedule 4.

Appendix I:

[Saxilby with Ingleby NDP 2025 Planning Response Template](#)

This template is based on the Saxilby with Ingleby Neighbourhood Development Plan Review 2025 as published through West Lindsey District Council (WLDC).

Planning Application Reference	WL/2025/00805
Application Address	Castle Farm, Cowdale Lane, Sturton By Stow,

NDP Policy Reference & Summary	Policy Detail Applicable to this Application	Reasons for Supporting the Application	Reasons for Objecting to the Application
Policy 1 Settlement boundary and sustainable growth	Rural exception location outside the main village growth footprint	Rural growth: focusing on the reuse and conversion of a redundant, existing agricultural asset.	
Policy 2 Housing mix	Conversion to a single residential market dwelling	Aligns with the community's housing target by introducing a	

and meeting local needs		3-bedroom family housing model.	
Policy 3 Design quality and local character	Agricultural barn conversion design requirements	Retains the original agricultural facade and limits external additions.	
Policy 4 Residential amenity and layout	Private curtilage and spatial constraints	Curtilage and garden boundaries remain within the existing courtyard footprint.	
Policy 5 Protection of community facilities			
Policy 6 Local economy and employment			
Policy 7 Local green spaces and recreation			
Policy 8 Biodiversity and green infrastructure	Protected rural wildlife habitats		Need to demonstrate a clear, measurable biodiversity net gain. Guarantee of integrated bat boxes and barn owl bricks
Policy 9 Climate change and renewable energy	Environmental sustainability build criteria		The conversion must explicitly meet the NDP's mandatory water efficiency target of no more than 110 litres per person per day.
Policy 10 Flood risk and drainage	Surface run-off from new residential usage		Requires clear evidence that new residential drainage does not overwhelm the localized rural ditch networks along Cowdale Lane.
Policy 11 Heritage assets and historic character	Sensitivity to traditional farmsteads).	Protects the historical setting of the Castle Farm complex by utilizing the original structural envelope.	N/A (Providing the original building envelope remains intact).
Policy 12 Landscape character and important views	Rural countryside setting on Cowdale Lane	The conversion utilizes an existing structural shell, preserving the open landscape character and avoiding the	Domestic paraphernalia within the new garden curtilage should be sensitively screened to minimize visual impact

		disruption of historic rural views.	on the surrounding countryside.
Policy 13 Highways, traffic and parking	Vehicular access and traffic generation	The layout successfully provides adequate off-street parking quotas and an internal vehicle turning head, preventing unsafe reversing onto Cowdale Lane. The amended layout includes dedicated off-street parking spaces and a clear on-site vehicle turning area, keeping vehicles off the narrow lane.	Requires verification. LCC Highways must confirm that the access onto Cowdale Lane provides safe visibility splays. EV Note: The application fails to explicitly mention an EV charging point.
Policy 14 Walking, cycling and connectivity			
Policy 15 Developer contributions and infrastructure			
Policy 16 Design codes and materials	Governs exact materials for rural builds	Adapting a building within its existing envelope respects the historic farm courtyard character required by the local design codes.	Strict material matching conditions should be attached to ensure window frame finishes and brick detailing do not introduce a jarring suburban appearance
Policy 17 Sustainable development principles	Overarching build sustainability rules	Recycling an underutilized brownfield agricultural asset. On-site parking space providing a dedicated location for home electric vehicle charging infrastructure.	Conditions Required: - High-grade insulation, low-carbon heating and modern systems - Energy-efficient fixtures - Sustainable waste management: dedicated bin store, collection point access - Installation of an electric vehicle power point

Overall Planning Comments / Recommendation

The revised proposal to convert the redundant agricultural barn at Castle Farm into a single 3-bedroom market dwelling is supported in principle, as it aligns directly with the core housing mix and heritage objectives of the Saxilby with Ingleby Neighbourhood Development Plan (NDP).

Specifically, the application satisfies Policy 2 by delivering a 3-bedroom family housing model, helping to balance local housing stock. The design approach respects Policy 3 and Policy 16 by retaining the historic agricultural facade and strictly limiting external additions, which successfully protects the open landscape character and rural views required under Policy 12. Furthermore, the provision of internal, off-street parking quotas and an on-site turning area fulfills the vehicle space requirements of Policy 13.

However, this support is strictly conditional upon the applicant resolving the following outstanding items to ensure complete compliance across all NDP policies:

1. Materials & Heritage (Policies 3 & 11): Full planning conditions must be attached ensuring all external alterations, structural repairs, or window/door frame details utilize authentic, matching reclaimed brick, natural stone, and traditional finishes to prevent a suburban appearance.
2. Biodiversity & Climate Change (Policies 8 & 9): The applicant must supply a definitive plan demonstrating a measurable biodiversity net gain (including integrated bat and barn owl boxes) and explicitly guarantee that the internal build framework meets the mandatory target of maximum 110 litres of water usage per person per day.
3. Drainage (Policy 10): Thorough structural details regarding foul and surface water management must be finalized to confirm that the domestic conversion will not overwhelm the localized rural ditch networks along Cowdale Lane.
4. Highways Verification (Policy 13): The final sign-off remains subject to Lincolnshire County Council Highways verifying that safe, fully compliant visibility splays are maintained at the junction of the site access and Cowdale Lane.
5. Sustainable Infrastructure & Development (Policy 13 & 17): While the structural reuse of the building is sustainable, the applicant must explicitly prove compliance with low-emission energy standards and outline sustainable waste management layouts on site. Furthermore, as the application documents do not explicitly mention electric vehicle charging infrastructure, a binding planning condition must be attached to ensure an active EV power point is installed and operational before the home is occupied to meet local sustainability standards.

Decision Recommendation

- ☐ Support
- ☒ Support with comments
- ☐ Object
- ☐ Neutral / No comments.