



Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Agent's Name & Address

Vanguard-3D
24 Holland Drive,
Skegness,
Lincolnshire,
Pe25 3NH

Applicant's Name & Address

Mr Gary Allen
Hatters Hotel,
Drummond Road
Skegness,
Lincolnshire,
Pe25 3AB

Part I - Particulars of Application

Date received	Application Number
09/09/2025	03162/25/OUT

Particulars and location of the development

PROPOSAL: Outline erection of 8no. dwellings and demolition of existing hotel.

LOCATION: Hatters Drummond Road Skegness

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants outline permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

- 1 Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 2 The development hereby permitted shall be begun either before the expiration of 5 years

from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 No development shall take place before a method statement for the demolition and construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

The method statement, shall provide details for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of hours of work, the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: In the interests of the amenity of the occupiers of the nearby properties and highway safety in accordance with SP10 and SP22 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 4 As part of the reserved matters applications full details of a foul water and surface water disposal strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been carried out in accordance with the agreed foul water and surface water disposal strategy as so approved.

Reason: To ensure that the site has adequate foul water and surface water drainage so as not to result in any flooding or pollution on or adjacent to the site. This condition is imposed in accordance with the National Planning Policy Framework.

- 5 Notwithstanding the submitted Flood Risk Assessment (FRA) a further FRA shall be submitted with the reserved matters application which shall incorporate flood mitigation design and measures to make the development safe from flood risk at the site and include a Flood Warning and Evacuation Plan (FWEP). The development hereby permitted shall be carried out in accordance with the mitigation measures in the approved FRA and the FWEP shall be implemented prior to the first occupation of any dwelling.

Reason: To ensure that the development and its occupants are safe from flooding should a flood event occur. This condition is imposed in accordance with SP18 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 6 The dwellings hereby permitted shall be a minimum of two storeys and shall have no ground floor sleeping accommodation.

Reason: To reduce the risk from flooding to future occupants of the site. This condition is imposed in accordance with SP18 of the East Lindsey Local Plan and the National Policy

Framework.

- 7 The dwelling shall not be occupied until the Building Regulations Optional requirement in Part g (2)(b) of the Building Regulation limiting water consumption to 110 litres per person per day has been complied with. Any replacement fixture and fittings relating to water consumption must not exceed the 110 litres/person/day limit calculated in accordance with the methodology in the Water Efficiency Calculator for New Dwellings.

Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

POSITIVE AND PROACTIVE STATEMENT:-

The Local Planning Authority have worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, prior to submission of the application and during consideration of the application and now consider the proposal is acceptable and there is compliance with the relevant Development Plan Policies and also the National Planning Policy Framework.

NOTES TO APPLICANT:

- 1 At the reserved matters stage the developer is advised that the layout, scale and design of the properties hereby permitted should reflect the character and appearance of the locality.
- 2 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be East Lindsey District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one

or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain

Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

[the following is suggested text for inclusion in the decision notice where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990.]

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 would apply if the permission were subject to the biodiversity gain condition.

In summary: Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).]

DATED 04/11/2025

SIGNED:



Phil Norman

Assistant Director – Planning and Strategic Infrastructure
(Chief Planning Officer)

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East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH

The application mentioned above has now been considered and the notice of decision is enclosed.

The decision has only been made for the development as shown on the approved plans. However, this permission is not a warranty as to the accuracy of the submitted plans. Any intended changes from the approved plans must be notified to the Council's planning department at the earliest opportunity. Unauthorised amendments may result in the overall development having no permission which may therefore be subject to enforcement action. Deviation from the approved plans may not constitute an unauthorised start of a permission which may therefore lapse.

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APFULZ

HOW TO APPEAL

If you are aggrieved by the decision of your Local Planning Authority to grant permission subject to conditions then you can appeal to the Secretary of State. Appeals can be made online at: www.gov.uk/appeal-planning-inspectorate