

**Town and Country Planning Act 1990**

**FULL PLANNING PERMISSION**

**Agent/Applicant's Name & Address**

CPC Planning Consultants Limited,  
Unit 3 Broadbridge Business Centre,  
Bosham,  
CHICHESTER.  
PO18 8NF

**Applicant's Name & Address**

Punch Partnerships (PML) Limited,  
C/O CPC Planning Consultants Limited,  
Unit 3 Broadbridge Business Centre,  
Bosham,  
CHICHESTER.  
PO18 8NF

**Part I - Particulars of Application**

---

Date received

26/08/2021

Application Number

S/153/01831/21

---

Particulars and location of the development

PROPOSAL: Planning Permission - Erection of a convenience store with associated car parking and access and provision of footpaths.

LOCATION: THE WELCOME INN, BURGH OLD ROAD, SKEGNESS, PE25 2LJ

**Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants 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. The development hereby permitted must be begun not later than the expiration of four years beginning with the date of this permission.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be undertaken in accordance with the following approved plans and documents;

Dwg No. 00.01A

Received by the LPA on 26/08/2021.

Dwg No. 10.00 Y

Received by the LPA on 06/04/2022.

Dwg No. 10.02G

Received by the LPA on 21/01/2022.

Dwg No. 10.01G

Received by the LPA on 21/01/2022.

Technical Note 1

Dated January 2022

Technical Note 2

Received by the LPA on 06/04/2022.

Reason: For the avoidance of doubt and the interests of proper planning.

3. No external lighting shall be installed on site unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 of the East Lindsey Local Plan.

4. Prior to its installation a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents to be used in connection with the development, including sound outputs and mitigation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the use commencing and thereafter maintained.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

5. There must be no delivery of goods to the retail store hereby permitted outside the following hours: 0700hrs- 2100hrs aside for deliveries by van for newspapers.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 185 of the National Planning Policy Framework.

6. Prior to work commencing on constructing the new paths and overspill parking area, the construction techniques for same shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with those details.

Reason In order to protect the trees and hedgerow on the application site and in order to comply with Policy SP10 of the East Lindsey Local Plan.

7. Prior to first occupation of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within the first planting season following the date on which development is first brought into use or in line with a timetable agreed in writing by the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 of

the East Lindsey Local Plan.

8. Notwithstanding the details submitted before any works above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 of the East Lindsey Local Plan.

9. The Impact Protection fence and gate to be erected beside Route B shall be provided before the store is brought into use, and shall be in place at all times thereafter.

Reason: In the interests of public safety and in order to comply with Policy SP10 of the Local Plan.

10. The arrangements shown on Plan Number 10.00 Y for the parking, turning, manoeuvring, loading and unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the highway and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety. This condition is imposed in accordance with SP22 of the East Lindsey Local Plan.

11. No part of the development hereby permitted shall be occupied (apart from those works identified on Drawing Number 20120.10.00 or as specified) before the works to improve the public highway (by means of Pedestrian Tactile Crossings, footway connection and Kerbing) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development and in order to comply with Policy SP22 of the East Lindsey Local Plan.

12. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;

- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed and in order to comply with Policies SP10 and SP22 of the East Lindsey Local Plan.

13. No development shall take place until a Servicing Management Plan and has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the safety of the users of the site and in order to comply with Policy SP22 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, 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. A letter dated 27th September 2021 has been received from Lindsey Marsh IDB for the applicant's attention.
2. A letter dated 25th March 2022 has been received from the LCC Highways Team for the applicant's attention. A copy of these documents can be viewed on the Council's website.

Dated: 09/05/2022

Signed:



Mike Gildersleeves  
Assistant Director - Planning

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11  
8UP.