

Horncastle History & Heritage Society
Notes on Planning Applications for Executive Committee, on 4th July 2025

Applications: S/086/01903 & 01904/18 The Fighting Cocks, West Street, Horncastle, LN9 5JF

Planning Approval & Listed Building Consent: Internal & External Alterations to existing Public House, including demolition of lean to garage and erection of a purpose built micro-brewery building (single storey).

Response: No objection with minor comments and queries.

Decision: **Approved** with minor conditions.

Current Position: **As at 3rd July 2025: no change, work at front and rear still looks to be on hold.** At rear western boundary wall partly rebuilt at rear of property and fencing to rear completed It is understood that some work may be being carried out on fitting out the Microbrewery at the rear but no signs of any recent activity.

Application S/086/01856/21 Land North of Mareham Road, Horncastle

Planning Application for: Erection of 165 No dwellings with associated garages, erection of a pumping station and construction of a vehicular and pedestrian access.

Response: Objection on various grounds, including increase in number of dwellings by approx one third. Note that a previous application by others for the same plot was granted on appeal but for a 129 dwelling development .

Decision: **Approved subject to conditions.**

Current situation on the ground: Construction works under way. Foundation block work for first phase of houses still partly complete; further temporary site office containers established at a second access from Mareham Road for a further phase of the development. **As at 3rd July 2025, house-building activity on-going (approx 50+ houses well advanced others coming on) Frontage against Mareham Road is landscaped and the show home is "open". A number of houses occupied. Site for Phase II set up and preliminary work in hand.**

Application S/086/01180/21. LAND EAST OF FORUM PACKAGING, MAREHAM ROAD, HORNCastle

Planning Permission - Erection of 5no. detached houses with associated garages and stores and extension to warehouse.

Decision: Approved (September 2021)

Current Position: **As at 3rd July 2025, little change. First house looks complete, fencing erected, landscaping underway, gateway installed but not occupied. Others houses not yet started.**

Application: S/086/02496 16, Bridge Street, Horncastle LN9 5JA

Planning Permission: External and internal alterations to an existing building and the additional Use Classes + external lighting, boundary fencing, piers and gates. (previously Travis Perkins shop and yard).

Response: The proposed treatment of the Bridge Street frontage is welcome as improving the street scene. Minor comments regarding bollards and fencing.

Feb 2022: Amended proposals submitted including revised bollard proposals. Society submitted a positive response to the revised bollard proposals subject to colouring matching similar bollards elsewhere in the town.

Decision: **Approved.**

Current position: **As at 3rd July 2025, work on-going with scaffolding erected at front and rear buildings. Front buildings being re-roofed.**

Application S/086/02159/21 | 17 LINCOLN ROAD, HORNCastle, LINCOLNSHIRE, LN9 5AW

Planning Permission - Demolition of existing dwelling, garages, outbuildings and petrol station. Erection of a replacement petrol station with associated convenience store, parking, jet wash, air, water and vacuum station, parcel collection locker and ATM.

Response: Objection to proposal as submitted based on various matters including appearance, proposed opening hours and queries re noise, external lighting etc.

Decision: **Approved subject to conditions.**

NB a revised Noise Assessment report submitted subsequently. Some of the points raised by the Society have been mirrored by the Environmental Health response to the submission and others. Further request from Highways regarding production of proposals for dealing with surface water run-off. The "as approved" scheme omits the originally proposed jet wash and vac station (which was sited directly against neighbouring gardens).

Current position: **As at 3rd July 2025, no recent change. Construction looks to be complete apart from signage but not yet open. Understood to be opening in the summer but no indications as yet.**

Application S/086/01887/22 6-7 Lindsey Court, Horncastle

(Revised submission on similar lines to S/086/01035/22.)

Response: No major objections

Decision: **Approved**

Current Position: Two front units occupied, work started on rear unit, including renewal of roof. **As at 3rd July 2025, further recent work on unit at rear including sand/grit blasting of wall on access passage to rear.**

Application S/086/01493 & 01494/22 INDEPENDENT CHAPEL, QUEEN STREET, HORNCastle, LN9 6BD

Planning Permission - Change of use, conversion of, and alterations to former Sunday school building and independent chapel to create 5no. apartments (no alterations to external appearance.)

Response: No objections to the general proposals. Reference made to need to materials to match existing for any external repairs (e.g. to windows, roofs etc) + any new plumbing wastes should be run internally. No external elevations or landscaping proposals provided.

Decision: **Application appears to have been abandoned.**

Current position: As at 3rd July 2025, occasional skips appear. Front door still left open and general derelict condition.

Application S/086/00956/23 | Horncastle Youth Centre, Cagthorpe, Horncastle LN9 6DZ

Planning Permission - Change of use, conversion of and extension and alterations of existing community centre to form 2no. dwellings with associated workshops/storage areas.

Response: No objection in principal. Minor comments re parking provision and options to be considered for alternatives to roller shutter doors and the style of the proposed front doors to the two dwellings.

Decision: **Approved subject to conditions.**

Current Position: **As at 3rd July, 2025, no recent work apparent.** Some work completed on roof, some internal works and demolition of more recent minor extensions at the south side + rear yard being used for more and more general storage area, now spilling out onto grassed area at rear..

Application S/086/00391/22: Land off Spilsby Road. Proposed new Aldi store etc.

Decision: Approved but start delayed following call for Judicial Review. Lidl's objection upheld. Both Aldi and Lidl applications now to be re-considered at the same time. revised submission received with relatively minor revisions.

Response to revised submission: Similar to previous comments. Noted that the buildings moved slightly closer to the road (in response to comment on original submission). Noted that still no access to the site for pedestrians and cyclists without going onto the A158.

Objection submitted on behalf of the Coop citing a lack of proper investigation into in town alternative sites. Another objection submitted on behalf of Tesco.

Note that a revised submission has also been submitted for the Lidl's site on Boston Road but under the same application number as the original (S/086/00776/22) so had come in "under the radar". Response submitted January 2025 noting that the loss of the petrol station was seen as significant disadvantage.

As at 4th July 2025, decisions awaited on both applications.

Application S/086/01332 & 1333/23 THE CROWN INN, 28 WEST STREET, HORNCastle, LN9 5JF

Planning Permission & Listed Building Consent- Change of use, conversion of and alterations to existing barn which is a listed building into 2no. dwellings.

Response: No objection in principle. Various comments on points of detail and noting need for additional details to be submitted for approval.

Decision: Approved subject to conditions.

As at 3rd July 2025, still no work apparent on site.

Application S/086/00604/20 | 19 ST LAWRENCE STREET, HORNCastle, LN9 5BJ

Planning Permission - Change of use, conversion of and alterations to existing building which is a listed building to provide 2no. self contained flats, replace existing first floor window to provide a door and provision of a metal staircase to the rear.

Response: No objection to the general principle but comments and queries on points of detail.

Decision: Approved

Current Status: External rear stairway installed and internal work on-going. | Query raised with Planning Enforcement concerning external ventilation stack at side. **Recent addition of rear extension and stack not shown on the Approved drawings. Matters raised by ELDC and outcome awaited. Recent fencing erected screening non-compliant additions at rear. At 3rd July 2025, work on repair to window frames to upper floors looks to be complete + internal work on-going(?). Windows all being painted in dark grey.**

Application S/086/00226/24 | LAND EAST AND SOUTH OF, WINCEBY GARDENS, HORNCastle

Planning Permission - Erection of 147 no. dwellings and associated garages, construction of estate roads and provision of drainage basins with embankments to a maximum height of 0.7m and associated landscaping.

Response: Objection: concerns re flood risks, Section 106 contributions, sufficient public open spaces & play areas, contribution to Horncastle Green Wheel.

Decision: **As at 3rd July 2025**, still awaited.

Comment: **Note that Highways have raised various points concerning the proposals, including the need for pedestrian and cycling connectivity to adjacent developments, c.f. HHHS reference to the Horncastle Green Wheel. Some recent revised submissions relating to layout and drainage.**

Application S/086/02083/23 LAND TO THE SOUTH OF WESLEY WAY, WESLEY WAY, HORNCASTLE.

Outline erection of 6no. dwellings. (6 new houses at east end of Wesley Way)

Response: no objection but minor comments submitted (e.g.flooding/drainage/details re fencing etc).

Decision: Approved subject to Conditions on 13th March 2024.

Current Position: **As at 3rd July , 2025, construction work not yet started but may have been some excavation work (possible archaeological investigation?).**

Recent application submitted regarding removal of condition for public open space as being not relevant due to small size of development.

Application S/086/00524/24 20 BULL RING, HORNCASTLE, LN9 5HU

Planning Permission - Siting of 2no. storage containers (already on site) and erection of a 2.6m lattice fence .

Response: Objection. Any siting of containers should be temporary (e.g. 12 months max.)

Decision: **Refused.**

As at 3rd July, 2025: containers still in place.

Application S/086/00904/24 7 BULL RING, HORNCASTLE, LN9 5H

Consent to Display - 2no. non illuminated fascia signs.

Response: Objection. Proposed signs do not suit the style of building and would detract from the street scene.

Decision: **As at 3rd July, 2025**, still awaited.

Application S/086/01308/23 | Land West of Brackenbury Close, Horncastle

Planning Permission - Erection of 16no. houses with garages and construction of internal access roads.

Response from HHHS: None. Application not seen.

Decision: Approved.

Current position: **As at 3rd July, 2025, work on going with first house looks to be occupied, several more houses well advanced and others taking shape. Recent submission from developer giving plan details of locations of (a) footpath connection to Woodhall Road, area not yet accessible or formed and (b) to**

the public footpath to the south of the site, open for use.

Application S/086/01501/24 Land & buildings to East of Hamerton Gardens (the Pheonix Brewery site)

Planning Permission: Change of use, conversion of and extension and alterations to existing buildings including some demolition. [A development of a recent earlier submission which was withdrawn.]

Response: Generally supportive but raising various points of details. Note that some acknowledgement of HHHS comments on the earlier submission were taken into account in the revised submission.

Current position: Fresh submission S/086/00026/25 for the discharge of a large number of the conditions. **As at 3rd July, 2025: Site work on-going. One existing small building re-roofed, one other unit being re-roofed and some redundant timber structures demolished.**

Application S/086/01452/24: 9,10 Hopton Street, Horncastle

Planning Permission for demolition of existing dilapidated structures and construction of 3 No terraced dwellings.

Response: Minor comments re alignment and clearance to road.

Decision: Approved.

Current position: **As at 3rd July, 2025**, no current work on Site. Temporary security fencing still in place.

Application S/086/00062/25 35, High Street, Horncastle LN9 5HP

Planning permission for change of use of Barclay's Bank building into ground floor retail unit + 1 ground floor flat + 4 No flats on upper floors.

Response: Supportive but with several minor comments.

Decision: **As at 3rd July, 2025**, awaited.

General

1 Dilapidations:.

1.1 Queen Street, Old Chapel: No obvious visible change. It is understood that Notice has been served. Note that the period of Notice has expired so ELDC would be able to get remedial work undertaken (but no activity to date) but see Application S/086/01493&4/22. The garden at the front of the Chapel building now is being overseen by the U3A Biodiversity Group, concerning the "greening" of the plot, using a managed regime of mowing to promote different regimes of flora and fauna. Little obvious work on garden since February 2025 when **garden had been tidied and looking in "winter rest" mode. As at 3rd July 2025, garden looking unkempt.**

1.2 6, Market Place: Building still in a sorry state. Minor works carried out following the issue of a Notice by ELDC. **As at 3rd July, 2025: Building still empty and in need of substantial improvement.**

1.3 Old Water Mill (Mill Lane): : Main 2 bay mill structure restored and apartments up for sale. Construction of new block at the rear nearing completion and for sale. A noteworthy improvement to this part of the town. The owner has agreed with HHHS for the installation of a Blue Plaque to mark the redevelopment. **As at 3rd July, 2025 rear access still fenced off, final tidying in hand. Blue plaque in place but still waiting on a date for the official opening**

1.4 Hare's (Bridge Street): Renovation works on-going for the conversion to retail units on ground floor with

flats above. Ground floor now occupied and open as a cycle shop. **As at 3rd July, 2025**, occasional work to the conversion of the upper floors to apartments.

1.5 Old Health Care Centre site (Manor House Street): Understood to be have been sold to a developer. As at 3rd July, 2025. Current proposal for the construction of 7No single storey business starter units with roof features mirroring details from the old malt houses which used to stand along Manor House Street. No new planning applications to date.

2 Flood Relief Scheme & October 2023 flooding:

LCC (as the Lead Local Flood Authority) commissioned a Section 19 independent review of the October 2023 flooding. An independent consultant (GeoSmart) has carried out the investigation for them. The first task was to independently review the EA reports, which review became available in the autumn 2024, which generally concurred with the main findings of the EA report subject to various queries and matters meriting further review. **February, 2025 the GeoSmart Section 19 report reviewed (233 pages) and questions passed to Town Councillor for raising at recent public meeting. As at mid-May , 2025: Table of Recommendations from the Section 19 Report setting out the position on each recommendation as at 7th May 2025. Generally EA maintain that the existing model is sufficient as demonstrated by observations and note that under current rules, Flood Defence Grant in Aid (FDGiA) would not be sufficient for the EA to promote a scheme to reduce the flooding from the river Waring.** LCC have commissioned a company called Stantec to look at a Phase 1 piece of work for the Thunker drain area which to date has included site visits, hydrology data collection and review. The ongoing piece of work is now looking at Hydraulic modelling surveys which will then feed into options appraisals for the Thunker catchment and what may be achieved to try and mitigate flood risk in this area of the town. In addition East Mercia Rivers Trust have completed some Natural Flood Risk Management (NFM) works in the catchment which is now moving onto a second phase which is being match funded by LCC. A number of recommended LCC Highways improvements (e.g. raised kerbs) said to be “yet to be progresses” and subject to available funding and other priorities. Following Storm Babet and the announcement of the Government Property Flood Resilience Grant (via Defra and to be administered by LCC) all property owners impacted by internal flooding to the living space were provided with the opportunity to apply for grant money to support the installation of PFR measures. Those who have taken this opportunity are being supported through the Floods and Water team at LCC with surveys and installation through appointed contractors. **As at 3rd July 2025: no recent news.**

3 Land to the South of Banovallum Gardens (Winceby Gardens): large scale housing development (assumed based on earlier permissions). All properties look to be complete externally and many occupied. As at 3rd July 2025, work has begun on the 3 additional dwellings on previous area of Public Open Space. First few courses of brickwork up.

4 Langton Rise: As at 3rd July, 2025, construction still continues at the top of the site of the few remaining properties. Central cycle path/walkway/grassed area and children’s play area complete and in use apart from the play ground fitted with children’s play apparatus which is fencing off. The large drainage retention pond looks to be being suitably managed/cared for with a small pond at the bottom with substantial reed growth and ducks. The drainage system said to have coped adequately in the October 2023 flooding event.

5 Proposed Major Development on Crowders nursery land

Members of the Executive Committee attended a pre-application event by the developers of the land presently occupied by Crowders nursery opposite the Horncastle Garden Centre, to gain local views. First phase for approximately 200 dwellings with a second phase to follow. Concerns raised included a single point of access onto Lincoln Road, drainage, pedestrian and cycle access, impact on services (doctors, schools etc). As at 4th July,

2025, no further news.

7 Issues raised with ELDC Planning Enforcement: (as at July 2025)

- 7.1 Black shop sign to upper frontage to 19, High Street: outcome awaited
- 7.2 New vent stack to side of 19, St Lawrence Street: outcome awaited.
- 7.3 uPVC non heritage windows installed in rear of 27, High Street: outcome awaited.

8 Issues awaiting meeting with ELDC Planning

- 8.1 - High Street: general appearance/shop fronts/signage etc
- uPVC windows - standard of appearance. Objection to ELDC approach?

9 Issues to be raised with ELDC Planning

- 9.1 The signage which has appeared at the carpet sales site adjacent to Thermoglaze (off Wharf Road).
- 9.2 State of Waring Cottages , Waring Street (almost all now standing empty)

10 Weekly Lists are being received for ELDC applications and reviewed. Comments raised only where considered necessary.

Michael Hieatt 4th July, 2025