

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN22 2RJ

Telephone: 01427 811573

Website: gainsborough-tc.gov.uk



Dear Councillor,

Friday, 21 January 2022

You are hereby summoned to attend a meeting of the **Planning Committee** which will be held on **Wednesday 26 January 2022** commencing at **7pm** in the function room, **Marshalls Sports Ground, Middlefield Lane, Gainsborough.**

The business of the meeting is set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Belina Boyer'.

Belina Boyer
Town Clerk

Committee members: Cllr M Boles - ex officio, Cllr R Craig – ex officio, Cllr D Dobbie (C), Cllr P Key, Cllr C Lambie, Cllr L Muggridge, Cllr K Panter, Cllr J Plastow, Cllr D Schofield (VC)

Agenda no	Agenda item title	Power/Regulation
PL22/001	To note apologies for absence.	<i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i>
PL22/002	To receive any declarations of interest in accordance with the requirements of the Localism Act 2011, and to consider any applications for dispensations in relation to disclosable pecuniary interests or personal interests.	<i>Localism Act 2011, s31.</i>
PL22/003	To consider any dispensation requests received by the Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.	<i>Localism Act 2011, s33.</i>
PL22/004	To receive the minutes of the previous Gainsborough Town Council meeting(s) and resolve to sign these as a true record of the meeting(s).	<i>Local Government Act 1972, Sch 12, p41 (1).</i>

Agenda no	Agenda item title	Power/Regulation
	Paper A – Planning Committee 22 December 2021	
PL22/005	<p>To consider planning applications received. Members are requested to view the documents using the West Lindsey online planning portal prior to the meeting at the following link https://planning.west-lindsey.gov.uk/planning/</p> <ul style="list-style-type: none"> i. Application Ref No: 144126 (20/12/21, 28 days) Proposal: Planning application for 1no. bungalow with associated parking and hard and soft landscaping. Location: Land off Spital Hill, Gainsborough ii. Application Ref No: 144151 (30/12/21, 28 days) Proposal: Planning application for part change of use from store room (use class B8) to 1no. studio flat (use class C3) Location: Store Rear of Morton Stores, 1 Crooked Billet Street, Morton, Gainsborough iii. Application Ref No: 144155 (30/12/21, 28 days) Proposal: Planning application for two storey front extension. Location: 20 The Avenue, Gainsborough iv. Application Ref No: 144190 (6/1/22, 28 days) Proposal: Planning application for a temporary modular office building Location: Environment Agency, Corringham Road, Gainsborough v. Application Ref No: 144040 (7/1/22, 28 days) Proposal: Planning application for installation of two first floor windows and a new external storage compound Location: Gainsborough Giftware, Caldicott Drive, Gainsborough vi. Application Ref No: 144221 (17/1/22, 28 days) Proposal: Planning application for the erection of an Extra Care home (Class C2) containing 48no. apartments of mixed size, including; 40no. one bed and 8no. two bed apartments, with associated amenities, staff facilities and landscaping. Location: Former Cedars Residential Home, Morton Terrace, Gainsborough 	<p><i>Article 13 of the Town & Country Planning (General Development Procedure) Order 2015</i></p> <p><i>Schedule 1, paragraph 8 to the Town & Country Planning Act 1990 as amended</i></p>

Agenda no	Agenda item title	Power/Regulation
PL22/006	To note decision notices received since last meeting. – NONE RECEIVED	
PL22/007	To consider street naming requests received (if there are any). Paper B - Thonock Vale (The Avenue), Gainsborough (up to 13 names required) Paper C - WLDC restrictions on naming streets Paper D – Previous circulated street naming ideas from Cllr Schofield	
PL22/008	To consider tree preservation orders received (if there are any).	
PL22/009	To receive an update on planning/neighbourhood plan training for members.	N/A
PL22/010	To consider any matters arising from the Gainsborough Neighbourhood Plan (if there are any). Angle Community Development Services have suggested 24 th February 2022 to carry out training on Gainsborough Neighbourhood Plan.	
PL22/011	To receive any items for notification to be included on a future agenda – for information only	N/A
PL22/012	To note the date and time of the next Planning committee is scheduled for 23 February 2022 at 19.00.	<i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>

PAPER A

GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held in the Function Room, Marshalls Sports Ground, Middlefield Lane, Gainsborough on Wednesday 22 December 2021 at 7:00pm

Present: Councillor David Dobbie (Chair)
Councillor Richard Craig – ex officio
Councillor Paul Key
Councillor Keith Panter

In Attendance:

Belina Boyer Town Clerk
Rachel Allbones Deputy Clerk & Responsible Finance Officer

1. APOLOGIES FOR ABSENCE

Councillor Matt Boles – ex officio
Councillor James Plastow
Councillor Denise Schofield

2. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE LOCALISM ACT 2011 AND TO RECEIVE ANY APPLICATIONS FOR DISPENSATION

None received.

3. MINUTES FROM THE PREVIOUS MEETING (Paper A)

Minutes of the meeting of Planning and Development Committee held on Tuesday 23 November 2021

RESOLVED that the minutes of the Planning and Development Committee meeting held on Tuesday 23 November 2021 be confirmed and signed as a correct record.

4. PLANNING APPLICATIONS

i. Application Ref No: 143913

Proposal: Planning application for conversion of 3 bed house to 2no. flats/bedsits
Location: 60 Etherington Street, Gainsborough

RESOLVED to object to the proposed conversion in the application on the following grounds:

Etherington Street is a residential area with predominantly two and three bedroom terraced family homes with small gardens. Converting the existing property into two separate bedsits would, in the committee's opinion, **not be in keeping with the local area.**

Car parking in the area is already a problem. splitting the property potentially increases the number of resident car owners and therefore the number of car parking spaces required. The plans do not propose the provision of off-street parking.

There is very limited on street parking. **The proposed development would thus potentially increase the highway congestion in the area.**

5. DECISION NOTICES

Members **NOTED** that none had been received.

6. STREET NAMING

Members **NOTED** that none had been received.

7. TREE PRESERVATION ORDERS

Members **NOTED** that none had been received.

8. GAINSBOROUGH TOWN NEIGHBOURHOOD PLAN

RESOLVED to ask Matthew Gleadell at Angle Community Development Services to provide member training on the Gainsborough Neighbourhood Plan.

Meeting concluded at 7.26pm

PAPER B

From: [Guy Jewitt](#)
To: [Belina Boyer](#)
Subject: RE: Thonock Vale (The Avenue), Gainsborough - Postal Addresses
Attachments: [image002.png](#)
[image007.png](#)
[image008.png](#)

Good morning Belina.

Yes, I have contacted the Local Planning Authority, who advised me to contact yourselves in the first instance.

I believe we will need 13 road names for the development, depending on how private drives are dealt with off adoptable roads. We have had instances in the past where these have been dealt with under a separate road name, and others where they have retained the address of the adopted road they are served from.

Please let me know if you require any further information.

Guy Jewitt

Technical Director

T: 01482 899114

M: 07812 337545

E: guy.jewitt@beal-homes.co.uk



find us online at...



Beal Developments Ltd. Holderness House, Bridgehead Business Park, Hessle, HULL, HU13 0DH
Registered in England and Wales no. 932246 / VAT no. 167 9407 27

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From: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Sent: 19 January 2022 17:26
To: Guy Jewitt <guy.jewitt@beal-homes.co.uk>
Subject: RE: Thonock Vale (The Avenue), Gainsborough - Postal Addresses

Dear Guy,

Thank you for your request.

How many street names are we talking about in total, please? We do have a few bank names but would probably need a few more.

Have you already sent your request to the Local Planning Authority West Lindsey District Council? If not, please do so.

I will take your request to the next planning committee meeting which will be next week, but do not expect a final proposal at that meeting.

Kind Regards

Belina Boyer BA (Hons) PSLCC

Town Clerk

Pronouns: she/her/hers

GTC Logo - High Spec Crest



Richmond House, Richmond Park, Morton Terrace, Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573



From: Guy Jewitt <guy.jewitt@beal-homes.co.uk>

Sent: 18 January 2022 08:25

To: Town Clerk <townclerk@gainsborough-tc.gov.uk>

Subject: Thonock Vale (The Avenue), Gainsborough - Postal Addresses

Good morning.

We have recently been granted planning approval on our above named development. I attach the reserved matters approvals, and a copy of our site layout (over 2 drawings due to size).

I am wanting to register postal addresses for the site. Could you advise if you have a name bank for these to be selected from?

Many thanks.

Guy Jewitt

Technical Director

T: 01482 899114

M: 07812 337545

E: guy.jewitt@beal-homes.co.uk





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OPEN MARKET

TYPE	PLOT NO	TOTAL UNITS	BEDS
GRAMERCY (2020)	11,12,25,37,40,41	6	2
ROXBY	9,10,34,35	4	3
DALTON	32,33	2	3
MALHAM	7,8,36	3	3
DALBY	13,26,38	3	3
CASTLETON	6,31,39	3	3
HACKNESS	4,28	2	3
HILTON	3	1	4
SWAINBY	2,29	2	4
HAXBY (2020)	42	1	4
THORNTON (2020)	5,27	2	4
CARLTON	1,30,43	3	4
SUB TOTAL		32	

AFFORDABLE

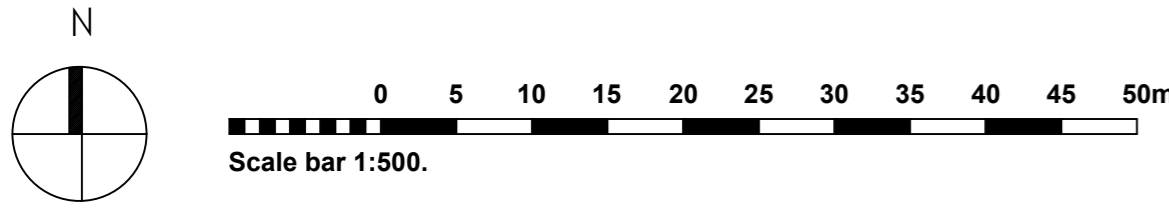
SOHO GF - SHARED EQUITY	16	1	1
SOHO FF - SHARED EQUITY	17	1	1
2B4P - SHARED EQUITY	14,15	2	2
SOHO GF - RENTED	18	1	1
SOHO FF - RENTED	19	1	1
2B4P - RENTED	20,21,22,23,24	5	2
SUB TOTAL		11	

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- BOUNDARY TREATMENTS**
- TYPE A - 1.8m BRICK SCREEN WALL
 - TYPE B - 1.8m TIMBER FENCE PANELS
 - TYPE C - TIMBER POST AND RAIL FENCE
 - NEW HEDGES/ EXISTING HEDGES RETAINED AND INFILLED WITH NATIVE SPECIES WHERE NECESSARY
 - EXISTING HEDGES
 - SHARED-SURFACE ADOPTED HIGHWAY
 - SHARED-PRIVATE DRIVEWAYS - BRINDLE PLASPAVE
 - ON PLOT DRIVES - CHARCOAL PLASPAVE
 - ON PLOT PATHS/PATIOS - SAKON PAVING
- NOTES**
- NEW TREE PLANTING
 - EXISTING TREE PLANTING
 - ROOT PROTECTION AREAS



Proposed Site Plan



Rev	Revision note	Date	Drawn by
C	ELECTRIC SUB-STATION POSITION SHOWN	31/08/21	PC
B	FOOTPATH REMOVED ADJACENT PLOT 18	15/12/20	KB
A	PROPOSED TREE REMOVED FOR SALES ARENA	22/07/20	KB

Drawn by	Checked	Date	Scale
KB		JULY 2020	1:500 @ A1

Dwg No	Rev
J1952 00103	C

FRAMEWORK ARCHITECTS

3 MARINE STUDIOS, BURTON LANE END, BURTON WATERS, LINCOLN, LN1 2UA
T 01522 333383 E info@frameworkarchitects.co.uk W frameworkarchitects.co.uk

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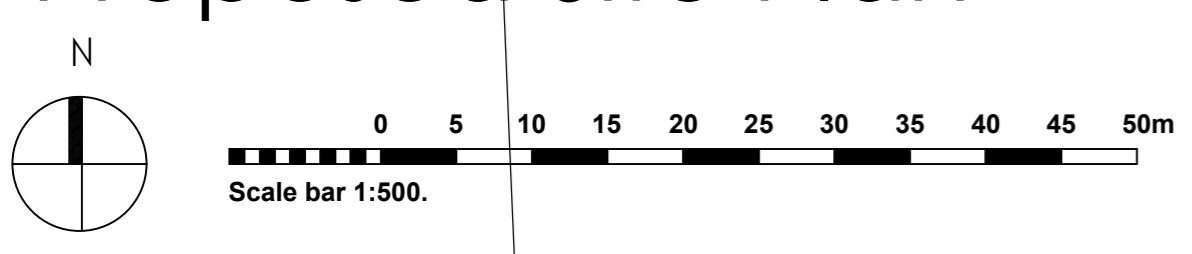
HATCHED PLOTS ARE NOT PART OF THIS R.M. APPLICATION & ARE SUBJECT TO A SEPARATE FULL PLANNING APPLICATION.

SCHEME UNDER RESERVED MATTERS PLANNING APPLICATION REF: 141501 SHOWN FOR INFORMATION PURPOSES ONLY

SCHEME UNDER RESERVED MATTERS PLANNING APPLICATION REF: 141501 SHOWN FOR INFORMATION PURPOSES ONLY

SCHEME UNDER RESERVED MATTERS PLANNING APPLICATION REF: 141501 SHOWN FOR INFORMATION PURPOSES ONLY

Proposed Site Plan



Castle Wood Academy

- BOUNDARY TREATMENTS**
- TYPE A - 1.8m BRICK SCREEN WALL
 - TYPE B - 1.8m TIMBER FENCE PANELS
 - TYPE C - METAL ESTATE RAILING
 - NEW HEDGES/ EXISTING HEDGES RETAINED AND INFILLED WITH NATIVE SPECIES WHERE NECESSARY
 - EXISTING HEDGES
 - SHARED-SURFACE ADOPTED HIGHWAY
 - SHARED-PRIVATE DRIVEWAYS - BRINDLE PLASPAVE
 - ON PLOT DRIVES - CHARCOAL PLASPAVE
 - ON PLOT PATHS/PATIOS - SAXON PAVING
- NOTES**
- NEW TREE PLANTING
 - EXISTING TREE PLANTING
 - ROOT PROTECTION AREAS

C	DELINEATION OF APPLICATION BOUNDARIES ADJUSTED	13.08.2021	PC
B	PLOTS 54A, 70A & 70B EXCLUDED FROM THE RM APPLICATION	10.08.2021	PC
A	ADJUSTMENTS TO ATTENUATION POND & POE. ADJACENT PLOTS REPOSITIONED & THREE ADDITIONAL UNITS ADDED AT PLOTS 54A, 70A & 70B	02.06.2021	PC

Rev	Revision note	Date	Drawn by

PROPOSED RESIDENTIAL DEVELOPMENT FOR BEAL HOMES LTD AT LAND WEST OF THE AVENUE, GAINSBOROUGH			
Drawn by	Checked	Date	Scale
KB		JAN 2021	1:500 @ A1
PROPOSED SITE PLAN		Dwg No	Rev
		J1952 00203	C

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Approval of Reserved Matters

Name and address of applicant

Beal Developments Ltd .
C/O Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
NG34 0RA

Name and address of agent (if any)

Mr Robert Doughty
Robert Doughty Consultancy Limited
32 High Street
Helpringham
Sleaford
NG34 0RA

Part One – Particulars of application

Date of application:

05/10/2018

Application number:

138432

Particulars of planning permission reserving details for approval:

Application number: 131606

Particulars and location of development:

Application for approval of reserved matters for proposed residential development of 112no. dwellings, considering appearance, landscaping, layout and scale, following outline planning permission 131606 granted 06 october 2016.

Former Castle Hills Community College The Avenue Gainsborough Lincolnshire DN21 1PY

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 **approval has been granted** in respect of the details referred to in Part One hereof for the purpose of the conditions imposed on the grant of planning permission referred to above subject to the following conditions:

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

None

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:

1. With the exception of the detailed matters referred to by the conditions of this approval and the outline planning permission, the development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed Block Plan J1952 00204 Rev C

SITE SECTION A-A J1952 00205

Stokesley House Type Dwg. No. J1952 00210 March 2021

HOUSETYPE - DALBY 2020 AS & GRAMERCY 2020 AS J1952 00211

HOUSETYPE - DALBY 2020 OP & GRAMERCY 2020 OP J1952 00212

HOUSETYPE - GRAMERCY 2020 OP-AS-OP - DALBY 2020 OP J1952 00214

HOUSE TYPE - TRIBECA 2020 AS/OP J1952 00215

Roxby House Type Dwg. No. J1952 00216 date March 2021

Dalton House Type Dwg. No. J1952 00217 date March 2021

HOUSE TYPE - MALHAM 2020 AS J1952 00218 Rev A

Malham 2020 OP J1952 00219 Rev B date March 2021

HOUSE TYPE - BUTTERWICK 2020 AS-OP J1952 00220

HOUSE TYPE - LEVISHAM 2020 AS J1952 00221 REV A

Castleton OP Dwg. No. J1952 00224 date March 2021

Castleton AS Dwg. No. J1952 00223 date March 2021

HOUSE TYPE - HACKNESS 2020 AS J1952 00225

HOUSE TYPE - HACKNESS 2020 OP J1952 00226

HOUSE TYPE - HILTON AS J1952 00227 REV A

Hilton OP Dwg. No. J1952 00228 Rev B date March 2021

Swainby AS Dwg. No. J1952 00229 Rev B date March 2021

HOUSE TYPE - SWAINBY OP J1952 00230 REV A

HOUSE TYPE - HAXBY 2020 AS J1952 00231 REV A

HOUSE TYPE - HAXBY 2020 OP J1952 00232 REV A

HOUSE TYPE - THORNTON 2020 AS J1952 00233

HOUSE TYPE - THORNTON 2020 OP J1952 00234 REV A

Canterbury 2020 AS Dwg. No. 00235 date March 2021

Standard Sunroom Plans and Elevations BH/STD-SUN'R-019-100 REV A

Typical Glazed Bay as Proposed BH/TD - 2020 GLAZED BAY 001

2020 Single Garage Left hand door J1952 00236 REV A

2020 Garage -Single - Right Hand Door J1952 00237 REV A

2020 Garage - Double - Party Wall J1952 00239 Rev A

2020 Double garage – left hand door J1952 00238

Optional Orangery J1952 00240

Planting Plan 1337-2 PL PP01 Rev A; Planting Plan 1337-2 PL PP02 Rev A

Planting Plan 1337-2 PL PP03 Rev A; Planting Plan 1337-2 PL PP04 Rev A

Planting Plan 1337-2 PL PP05 Rev A; Planting Plan 1337-2 PL PP06 Rev A

The walling and roofing materials to be used will be Terca Sawston Buff; Terca Hartford Red; Sandtoft Actua Antique Slate and Sandtoft Olympus Natural Red unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the development proceeds in accordance with the approved plans in the interests of proper planning.

2. Work shall take place on the site in full accordance with the recommendations of the Preliminary Ecological Assessment prepared by Delta Simons.

Reason: To protect the interests of biodiversity in accordance with policy LP21 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with Central Lincolnshire Local Plan policies LP17 and LP26.

Notes to the Applicant

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 05

All roads within the development hereby permitted must be constructed to a satisfactory engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980.

Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance please refer to <https://www.lincolnshire.gov.uk>

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Community Infrastructure Levy

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties

Reasons for granting permission

It is considered that the proposal would not have any significant adverse impacts and a grant of permission subject to conditions specified above is considered appropriate.

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 3rd December 2021

Signed:



Ian Knowles
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).

Self-build and Custom housebuilding

Did you know that West Lindsey District Council maintains a register of people who would be interested in taking up self-build and custom housebuilding opportunities within the area?

There are certain benefits that arise from self-build developments i.e. you may be eligible for exemption from Community Infrastructure Levy (CIL). Further details of self-build and custom housebuilding within West Lindsey can be viewed here: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/self-build>

If you would be interested in the provision of Self-Build and Custom Housebuilding opportunities as part of your development proposal, and would be willing for those with a registered interest to contact you, please visit the above web page and complete our site submission form.

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, then you must do so within six months of the date of this notice.** Appeals must be made on a Reserved Matters appeal form which may be downloaded from the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>. Alternatively appeal forms can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000.
- 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.
- **Only the applicant possesses the right to appeal this decision.**

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.

Planning Permission

Name and address of applicant

Beal Developments Ltd .
C/O Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
NG34 0RA

Name and address of agent (if any)

Mr Robert Doughty
Robert Doughty Consultancy Limited
32 High Street
Helpringham
Sleaford
NG34 0RA

Part One – Particulars of application

Date of application:
23/09/2021

Application number:
143757

Particulars and location of development:

Planning application to erect 3no. dwellings.

Plots 54A, 70A and 70B Former Castle Hills Community Arts College The Avenue
Gainsborough DN21 1PY

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:

Proposed Site Plan J1952 00253A August 2021
Malham 2020 OP J1952 00250 August 2021
Hilton OP J1952 00251 August 2021
Swainby AS J1952 00252 August 2021
Planting Plan
Dwg. No. - BH/TD - 2020 GLAZED BAY 001
BH/STD-SUN'R-019-100

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 in the interests of proper planning.

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

3.No dwellings shall be occupied until a surface water and foul drainage scheme approved in writing by the local planning authority has been implemented in full and retained thereafter.

Reason: To ensure satisfactory drainage is provided in accordance with policy LP14 of the Central Lincolnshire Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with Central Lincolnshire Local Plan policies LP17 and LP26.

Notes to the Applicant

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties

Reasons for granting permission

It is considered that the proposal would not have any significant adverse impacts and a grant of permission subject to conditions specified above is considered appropriate.

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 3rd December 2021

Signed:



Ian Knowles
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).

Self-build and Custom housebuilding

Did you know that West Lindsey District Council maintains a register of people who would be interested in taking up self-build and custom housebuilding opportunities within the area?

There are certain benefits that arise from self-build developments i.e. you may be eligible for exemption from Community Infrastructure Levy (CIL). Further details of self-build and custom housebuilding within West Lindsey can be viewed here:

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/self-build>

If you would be interested in the provision of Self-Build and Custom Housebuilding opportunities as part of your development proposal, and would be willing for those with a registered interest to contact you, please visit the above web page and complete our site submission form.

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 12 weeks 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 <https://acp.planninginspectorate.gov.uk>. 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 676 676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

PAPER C

ATTACHMENT 2 WLDC restrictions on naming streets

2.Types of Names

2.1 West Lindsey District Council will consider the following:-

- an application for a street name should, first and foremost, shows some connection with the locality in which the street is located (e.g. the history, heritage or environment of the locality).
- an application to name a street after a deceased individual who had prominent associations with the district or part of the district .
- an application to name a street to mark some historic or political event.
- an application to name a street after places or locations, whether within the district or nationally or internationally.
- West Lindsey District Council will normally require the use of a suffix (e.g. “street”, “road”, “park”), an application for a single name will be considered.
- any applications for names should be easy to say and spell, so as not to cause confusion, particularly in an emergency situation.
- Any street name that has a royal family name or the word Royal can be applied for, but permission must be obtained from the Queen or the relevant royal family member via the Lord Chamberlain's Office

Street Naming Numbering Procedure 12/08/2019

2.2 The following suggested names will not be acceptable:-

- Inaccurate Use of Words will not be acceptable, for example, these of the word “Mews” when a street is not Mews, for example, “The Beeches”, where the developer has felled every beech tree insight.
- An application to name a street after any living individual.
- Aesthetically unsuitable name or names that is capable of deliberate misinterpretation.
- Street names should not duplicate or conflict with any identical streets in the area. A variation in the terminal word, e.g. Street, Road or Avenue should not be used but may be considered if they lead off each other.

2.3 Whilst this is not an exhaustive list, this guidance should be noted.

3.0 Naming Conventions

3.1 Guidance in the Local Land and Property Gazetteer outlines that certain types of “Streets” must have the correct suffix:-

- Street, Road, etc for thoroughfares;
- Lane, Drive, Way etc. for side streets; and,
- Close, End, etc. for cul-de-sacs.

Geographical or feature names might include:

- Hill, Rise, etc. for slopes; and,
- Circus, Square, Crescent, etc. for the appropriate road formats.

3.2 Although the District Council has no jurisdiction over the building names, in the case of new build, all new building names require to end with an appropriate suffix, for example:

- Lodge
- Apartments
- Mansions
- House Court

PAPER D

The Southern Urban Extension (SUE)

People connected to Gainsborough that may provide inspirational Street Names

NAME	BIOGRAPHY	CONNECTION	Y/N
SPORT			
Peter Atkinson	“A” list Cricketer Left handed batsman.	Born here 1949	
Charles Booth	Footballer. Started at Gainsborough Trinity. Also Wolverhampton Wanderers. In his Football League Debut Wolves beat Notts County.	Born here 1869	
Frederick Brown	Professional Footballer. Younger brother of Sheffield United and England player. Started his career at Gainsborough Trinity.	Born here 1895	
Fred Spiksly	Footballer. Played for Gainsborough Trinity and scored 131 goals in 126 appearances. He escaped from a German Police prison, joined a Circus, and worked in a Theatre with Charlie Chaplin.	Gainsborough Trinity FC	
Hubert ‘Hughie’ Dickson	Footballer. Played for Gainsborough Trinity and Worksop before playing for Darlington in the Football League.	Born here 1895	
Albert Ernest Farrow	Footballer. Played for Gainsborough Trinity. Buried in the General Cemetery.	Born here 1886	
Herman Conway	Footballer. Regular First Team Goalkeeper for Gainsborough Trinity.	Born here 1908	
Hugh Mervyn Winfield	Cricketer. Dismissed by Freddie Trueman in his first ‘A’ List cricket match.	Born here 1933	
THE ARTS			
Karl Salisbury Wood	ARTIST. Had studio in Gainsborough opposite 23a Market Street. He taught Art at QEGS (QEHS). May paintings of the town. He painted	Lived here. Art Master at QEGS	

	the Old Mill in Gainsborough inspiring him to travel the world painting Windmills.	Paintings of Town.	
Gordon Snee	ARTIST. Moved to Gainsborough when he was six. Won Academic Scholarship to Slade Art School. He commuted from Gainsborough to Manchester weekly to his teaching job. These train journeys were captured in 'Railway Ovals' his most successful series of pictures.	Lived here. Gainsborough Railway.	
John Collingham Moore	ARTIST. Painter of Portraits and Landscapes. One of 14 children, brothers Henry Moore being renowned marine painter and A J Moore, portrait painter.	Born here 1829	
Frederick David Linley Penny	MUSICIAN (FRCO) MBE . He was educated at QEGS in Gainsborough. He was awarded an MBE for services to Music. He was awarded Honorary Life membership of the Royal School of Church Music in 1965	Born here 1896	
Edgar Cyril Robinson	MUSICIAN (FRCO) (11 May 1877 – 28 January 1953) was an organist and composer. Assistant organist at Lincoln Cathedral and Organist of Gainsborough Parish Church	Born here 1877	
John Basil Hugh Longmire	MUSICIAN. World pioneer in the early days of "music & movement" and educational music. Lived at 'Hawthornden', North Marsh Road, Had in his circle music and art lovers including Karl Wood. He went to Benjamin Adlard's School, became a chorister at Gainsborough Parish Church. Performed at the Fanny Marshall Institute and attended concerts at the Town Hall. Wrote over 50 volumes of music for the piano.	Born here 1902	
George Elliot	WRITER. Lived in Bridge Street where the Former Working Man's Club once stood. She used the story written by Thomas Miller as the plot for her novel Mill On The Floss. It is believed her setting of 'St Oggs' was based on Gainsborough with the Aegir tide inspiring her dramatic flood scene in the book. She also describes the Old Hall in great detail.	Lived here. Town inspired her most notable novel.	

Thomas Miller	POET and NOVELIST.. He produced in all over 45 volumes. Thomas grew up in Sailors Alley, and one of his childhood friends was the future poet and journalist Thomas Cooper . He attended the White Hart Charity School. Although he left school at nine, he became a voracious reader. Although Miller attracted some patronage and some sums from the Royal Literary Fund, he was often in financial need. He appealed directly to Charles Dickens for assistance in 1851, but Dickens declined.	Born here 1807	
Edgar William "Bill" Podmore	TV PRODUCER. Best known for his work on Coronation Street which he produced for twelve years.	Born here in 1931	
ACADEMIC			
Nicholas "Nick" James Atkin	PROFESSOR. Attended QEGS. Went on to become Professor of Modern European History at the University of Reading. He died aged 49. He had over ten volumes published	Born here 1960	
John Sidney Adcock Green	British meteorologist. In 1950 he obtained employment at the National Almanac office in the Royal Greenwich Observatory, Sussex and then studied mathematics at Imperial College London graduating B.Sc. in 1955. He was awarded a PhD in 1961 for his research into baroclinic instability. In 1970 he published his theory of global atmospheric circulation based on a deep understanding of weather systems. His results agreed qualitatively with observations of trade wind patterns that had intrigued scientists since the 17th century. He was awarded the Buchan Prize of the Royal Meteorological Society in 1975. He was Vice-President of the Society in 1981 and their Symons Gold Medal recipient in 2004	Born here 1931	

Halford John Mackinder	Geographer, academic, politician. Has a plaque on Elswitha House. Numerous publications. Highly revered for his contributions to society.	Born here 1861	
INSPIRATIONAL			
Thomas Cooper	A childhood friend and neighbour of Thomas Miller. Coopers life would lead him on a quest and mission of (at that time) revolutionary ideas. He preached for equal opportunities, campaigned vigorously all his life against poverty and spoke of the need for electoral reform. A forward thinking man perhaps light years ahead of his time. His views and opinions although they would make him famous would also land him in jail. He attended the Blue Coat School in Beaumont Street, He built a school in Gainsborough but lack of funding led to its decline.		
Harold Brace	Possibly the most important Gainsborough person of a generation. He was an intelligent, articulate man who had a deep passion for history. From a single voice who stood up against the authorities, who had ideas of demolishing the Old Hall to make way for a car park, he started a wave of protest amongst caring townsfolk and in doing so should be remembered in history as the man who saved the Old Hall. Without question he will remain the Old Hall's Greatest Friend.		
Thomas "Tom" Sunderland	10th May 1999 at The Friends of the Old Hall Golden Jubilee Dinner, Tom Sutherland told with enthusiasm the story of how Brace decided to form "The Friends". This small team of enthusiasts took on the huge task of restoring the building, which would later be described as one of the greatest preserved medieval manor houses in the country.. Tom was not only one of the rescuers of the Old Hall, he was a very well known personality in the Town. Additionally he created a Fund for speakers to come to the Old Hall.		
Nele d'Aubney	The holder of Gainsborough 1115-1118		

Geoffrey he Guerche	The First Lord of Gainsborough as mentioned in the Domesday Book.		
QUEEN'S HONOURS			
Maurice French	The Project for a University in Lincolnshire, WLDC and LCC		
Roy Ingham	First Mayor. Teacher. Gainsborough Born and Bred President of Gainsborough Lions, JCH League of Friends.		
David Lomas	Founded John Coupland Hospital Charities Committee, School Governor at Benjamin Adlard School, Supporter of the Royal British Legion. Former Mayor		
Geoff Lane	Mencap. Children and Adults with Additional Needs. St Johns Ambulance		
NAMES NOT ON THE LIST AND REASONS.			
Thomas Burgh of Gainsborough Edward Burgh (Knight) Edward Burgh (Baron) Thomas Burgh (1 st Baron Burgh)	All related to the History of the Old Hall and possibly a topic area to discuss for a later phase.	Please refer to project notes in attachment 1	
James Bowling Mozely Thomas Mozely	NAME – Oswald Mosely British Union of Fascists and his Blackshirts and the Battle for Cable Street in 1936. Anti semitic.		
Chris Henry	NAME – notable crime family in Gtown.		
Simon Patrick	VIEWS – Author of the Anti-semitic pamphlet “Jewish Hypocrisie: A Caveat to the Present Generation.		
John Saville (born Orestis Stamatopoulous)	NAME – Jimmy Saville pariah.		

I have not included people who have previously had specific mentions or those whose names have been overused. Eg Sybil Thorndyke, Marshall, Rose, Elswitha.

I have not included a number of footballers who were born in Gainsborough but never played for Trinity. If we are short of names we can always return to these names as possibilities

Alison Brackenby	POET. Has over 15 published volumes. Awarded the Eric Gregory Award, Poetry Book Society Recommendation, 1997 Chalmondeley Award.	Born here 1953	alive
Steven James Housham	English former professional footballer. Housham played as a midfielder notably in the Football League for Scunthorpe United. He also played for Gainsborough Trinity.	Born here 1976	“
Jason Brian Carter	ACTOR. Brought up Gainsborough and attended QEGS before studying at London Academy of Music and Dramatic Art. Best known for playing Marcus Cole on Sci-fi TV series Babylon 5.	Lived here.	“
Julia Deakin	ACTOR. Probably best known for playing the landlady in Simon Pegg's Spaced, Shaun of the Dead and Hot Fuzz. Has performed in numerous TV programs and Theatre Productions.	Born here 1952	“
Andrew Kenneth Dalby	MUSICIAN. Rock guitarist active in 1970's early 1980's. Leading member of a group called Kingdom Come. Recorded three albums.	Born here 1948	“

This list is not exhaustive, far from it. WLDC give examples of names permitted . See information on attachment 2.

What I am hoping you will do:

- 1 Go through the list and highlight names you think unacceptable and why.
- 2 Add names not on the list with a short biog and their link to the Town
- 3 Email me with the information requested and I will add to the list and email you back with a comprehensive list in plenty of time for our next meeting on 28th July. You dont need to create a table, a list will suffice.
- 4 If I have not received anything from you, I will assume you have nothing to add. We do not want to prolong the meeting by presenting names not on the list at the meeting.
- 5 Please read through the project idea I have presented in attachment 1. I would like your unofficial approval please. I will then develop it further.

e&oe

cllrDMS