Minutes of the Planning Committee meeting

27 September 2022

held in the Reading Room, Richmond House. Richmond Park, Morton Terrace, Gainsborough

Councillors Present

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|  |  | James Plastow (Vice Chairman) |
| Richard Craig |  |  |
| David Dobbie | Keith Panter |  |

Councillors Absent

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| --- | --- | --- |
| Matt Boles | Chris Lambie |  |
|  | Pat O’Connor | Aaron Taylor |

In attendance:

|  |  |  |
| --- | --- | --- |
|  | Rachel Allbones (Deputy Clerk & RFO) |  |

In Attendance: Cllr Key

| Agenda no | Agenda item title | Resolution | Action | Power |
| --- | --- | --- | --- | --- |
| PL23/092 | To **note** apologies for absence. | The committee received apologies from Cllrs Boles, Lambie, O’Connor and Taylor.  Members noted Cllr Schofield had resigned from the Committee. | N/A | *Local Government Act 1972, s85 (1)*  *& Sch 12, p40.* |
| PL23/093 | To **receive** any declarations of interest in accordance with the requirements of the Localism Act 2011. | Cllr Craig declared a non-pecuniary interest in agenda item PL23/102 as owns a neighbouring property. | N/A | *Localism Act 2011, s31.* |
| PL23/094 | To **consider** any dispensation requests received by the Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded. | There were none. | N/A | *Localism Act 2011, s33.* |
| PL23/095 | 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).  **Paper A –** Planning Committee 23 August 2022 | The Committee received the minutes of the meeting 23 August 2022 and **resolve** to sign these as a true record of the meeting. | **DC** to publish. | *Local Government Act 1972, Sch 12, p41 (1).* |
| **Planning Applications** | | | | |
| PL23/096 | To consider planning application received.  **Application Ref No: 145225 (18/8/22, 28 days)**  Proposal: Planning application for change of use class from retail to tanning salon (sui generis)  Location: Unit 3 Bob Rainsforth Way, Gainsborough | The committee **resolved** to support the application. | **DC** to send response to WLDC. | *Article 13 of the Town & Country Planning (General Development Procedure) Order 2015*  *Schedule 1, paragraph 8 to the Town & Country Planning Act 1990 as amended* |
| PL23/097 | To consider planning application received.  **Application Ref No: 145345 (25/8/22, 21 days)**  Proposal: Planning application for change of use of office 9 from class E to Aestherics Clinic (Sui Generis)  Location: The Plough Business Hub, 37 Church Street, Gainsborough | The committee **resolved** to support the application. | **DC** to send response to WLDC. |  |
| PL23/098 | To consider planning application received.  **Application Ref No: 145239 (25/8/22, 30 days)**  Proposal: Outline planning application for the demolition of existing structures; the erection of 2046 new homes with business, community services and facilities falling within Class E; school falling within Class F1; formal and informal open space and landscaping; outdoor sport and recreation falling within Class F2; together with the construction of new access junctions, cycleways and footways, and associated infrastructure and facilities - access to be considered and not reserved for subsequent applications  Location: Land at Foxby Lane, Gainsborough | The committee **resolved** to raise concerns regarding the demolition of the dwellings in situe as they promote the history of the land and site, they support the archaeological response and request that the Lea Road roundabout is complete prior to any works starting on phase 2. | **DC** to send response to WLDC. |  |
| PL23/099 | To consider planning application received.  **Application Ref No: 144738 (1/9/22, 14 days)**  Proposal: Planning application to erect 8no. commercial units to fall within Use Class E(g)i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).  Location: Land off Willoughton Drive, Gainsborough  *Change to layout including removal of unit along south western end of site and submission of landscaping plans.* | The Committee **resolved** to object to the application on the grounds of the environmental impact with the removal of greenery. | **DC** to send response to WLDC. |  |
| PL23/100 | To consider planning application received.  **Application Ref No: 145405 (7/9/22, 28 days)**  Proposal: Planning application to remove garage and erect 1no. detached dwelling  Location: Land at 1 Love Lane, Gainsborough | The Committee **resolved** to object to the application on the grounds of: - loss of the orchard at the rear of the garage, issues arising from the construction period of any works, construction vehicles, hours of working, loss of sunlight to neighbouring properties and the actual space for the property to be built in. | **DC** to send response to WLDC. |  |
| PL23/101 | To consider planning application received.  **Application Ref No: 145397 (16/9/22, 28 days)**  Proposal: Reserved matters application for Phase 1 to erect 454no. dwellings, considering appearance, landscaping, layout and scale, following outline planning permission 138921 granted 29 August 2019 - being variation of condition 1 of 140081 granted 06 Febuary 2020 for changes to approved site layout.  Location: Land at Foxby Lane, Gainsborough | The Committee **resolved** to request further information. | **DC** to request further information. |  |
| PL23/102 | To consider planning application received.  **Application Ref No: 145466 (15/9/22, 28 days)**  Proposal: Planning application to erect 2no. apartments and 3no. dwellings.  Location: Land North of Acland Street, Gainsborough | Cllr Craig left the meeting.  The Committee **resolved** to object to the application on the grounds of boundary disputes and fencing, right of access for local residents and lack of parking for the proposed apartments / dwellings and the apartments under construction in an already busy area.  Cllr Craig returned to the meeting. | **DC** to send response to WLDC. |  |
| PL23/103 | To consider planning application received.  **Application Ref No: 145530 (21/9/22, 28 days)**  Proposal: Planning application for proposed single storey side and rear extension with integral garage - resubmission of 144927  Location: 16 Riverside Approach, Gainsborough | The Committee **resolved** to support the application. | **DC** to send response to WLDC. |  |
| **Decision notices** | | | | |
| PL23/104 | To note decision notice received.  **Application Ref No: 145121 GRANTED**  Proposal:. Listed building consent for internal shop-fit refurbishment.  Location: Unit 18, Marshalls Yard Beaumont Street, Gainsborough  **Paper B** | The committee **noted** the decision notice. | N/A |  |
| PL23/105 | To note decision notice received.  **Application Ref No: 145294 GRANTED**  Proposal: County development to resurface an area of grass to create an extended tarmac path/area of hardstanding - PL/0066/22  Location: Queen Elizabeth High School, Morton Terrace, Gainsborough  **Paper C** | The committee **noted** the decision notice. | N/A |  |
| PL23/106 | To note decision notice received.  **Application Ref No: 145212 GRANTED**  Proposal: Planning application to amend car parking layout, relocate steel palisade fencing & sliding security gate, alterations to external windows, doors and cladding, addition of external lighting & roof mounted solar PV panels.  Location: Smiffys, Caldicott Drive, Gainsborough  **Paper D** | The committee **noted** the decision notice. | N/A |  |
| PL23/107 | To note decision notice received.  **Application Ref No: 145213 GRANTED**  Proposal: Advertisement consent for 11no. fascia signs, 1no. digitally printed window graphics and 1no. free standing totem sign.  Location: Smiffys, Caldicott Drive, Gainsborough  **Paper E** | The committee **noted** the decision notice. | N/A |  |
| PL23/108 | To note decision notice received.  **Application Ref No: 144657 REFUSED**  Proposal: Planning application for proposed two storey side extension and single storey rear extension  Location: 16 Turpin Close, Gainsborough  **Paper F** | The committee **noted** the decision notice. | N/A |  |
| PL23/109 | To note decision notice received.  **Application Ref No: 145132 GRANTED**  Proposal: Planning application for replacement of 3no. shop fronts, including removal of 2no. door entrances.  Location: 10-18 Hickman Street Gainsborough  **Paper G** | The committee **noted** the decision notice. | N/A |  |
| PL23/110 | **Street naming requests**  To consider street naming requests received (if there are any). | There were none. | N/A |  |
| PL23/111 | **Tree preservation orders**  To consider tree preservation orders received (if there are any). | There were none. | N/A |  |
| PL23/112 | **Gainsborough neighbourhood plan**  To consider any matters arising from the Gainsborough Neighbourhood Plan (if there are any) | There were none. | N/A |  |
| PL23/113 | **Gainsborough Transport Strategy May 2022 - 2036**  To receive the full LCC new strategy which aims to improve transport and support future development to 2036 and beyond.  **Paper H** | The Committee **resolved** to contact Cllr Boles (LCC) to see if any progress has been made following supporting traffic calming measures on The Belt Road in June and write to Cllr Richard Davies (LCC) regarding the same issue. | **DC** to writ to Cllrs Boles & Davies (LCC) |  |
| PL23/114 | **Assets of community value**  To note Asset of Community Value submissions for Library, Land off Corringham Road (The Gap), Mercer Wood, Pitt Hills Plantation (land behind Gainsborough Leisure Centre), Old Guildhall Gardens, Trinity Arts Centre, Whittons Gardens.  **Paper I** | The committee **noted** the responses from WLDC. |  |  |
| PL23/115 | **New Assets of community value**  To consider additional requests for assets of community value. | None received. |  |  |
| PL23/116 | **CCTV Safe zone**  To consider Cllr Dobbie request for a CCTV safe zone. | The Committee **resolved** to write to WLDC requesting they look into a CCTV safe zone in the Town Centre. | **DC** to write to WLDC. |  |
| PL23/117 | **Cross Street traffic**  To consider Cllr Craig issues with traffic on Cross Street. | The Committee **resolved** to write to the local Lincolnshire County Councillor to request that LCC look into making Cross Street one way due to road safety concerns. | **DC** to write to Cllr Young. |  |
| PL23/118 | **Community Infrastructure Levy (CIL)**  To receive communication from WLDC regarding CIL liable permissions since its adoption in January 2018 and status of each one.  **Paper J** | The committee **noted** the CIL information from WLDC. |  |  |
| PL23/119 | **Central Lincolnshire Local Plan – consultation on addendum to the Sustainability Appraisal**  To consider an additional consultation on an addendum to the Sustainability Appraisal which is taking place.  **Paper K** | The Committee **resolved** to send the consultation to all members in order to make individual submissions if they wish. | **DC** to email all Cllrs. |  |
| PL23/120 | **Items for notification**  To receive any items for notification to be included on a future agenda – for information only *Land off Corringham Road, Gainsborough*  *Neighbourhood Plan Working Group*  *Response regarding Willow tree on Bridge Street* |  | **DC** to include on next agenda. | *N/A* |
| PL23/121 | **Time and date of next meeting**  To note the date and time of the next Planning committee is scheduled for 25 October 2022 at 7.00pm. | The committee **noted** the date and time for the next scheduled meeting as 25 October 2022 at 7.00pm. |  | *Local Government Act 1972, Sch 12, p10 (2)(a)* |

The meeting closed at 8.50pm

Signed as a true record of the Meeting: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Presiding chairman of approving meeting