

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Telephone: 01427 811573

Website: gainsborough-tc.gov.uk



Dear Councillor,

Thursday, 20 April 2023

You are hereby summoned to attend a meeting of the **Planning Committee** which will be held on **Tuesday 25 April 2023** commencing at **7.00pm** in the meeting room, **Richmond House, Richmond Park, Morton Terrace, Gainsborough.**

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

Pp

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

On behalf of Gainsborough Town Clerk

Belina Boyer
Town Clerk

Committee members: Cllr M Boles - ex officio, Cllr R Craig (VC), Cllr D Dobbie, Cllr C Lambie, Cllr L Muggridge, Cllr P O'Connor - ex officio, Cllr K Panter, Cllr J Plastow (C), Cllr A Taylor

| Agenda no | Agenda item title | Power/Regulation |
|-----------|--|--|
| PL23/241 | Apologies for absence To note apologies for absence. | <i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i> |
| PL23/242 | Declarations of interest To receive any declarations of interest in accordance with the requirements of the Localism Act 2011. | <i>Localism Act 2011, s31.</i> |
| PL23/243 | Dispensation requests 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> |

| Agenda no | Agenda item title | Power/Regulation |
|------------------------------|---|---|
| PL23/244 | <p>Minutes of the previous meeting(s) To receive the minutes of the previous Planning Committee meeting(s) and resolve to sign these as a true record of the meeting(s).</p> <p>Paper A – Planning Committee 28 March 2023</p> | Local Government Act 1972, Sch 12, p41 (1). |
| Planning Applications | | |
| PL23/245 | <p>To consider planning application received. <u>Application Ref No: 146457 (28/03/23, 28 days)</u> <u>Proposal: Outline planning application to erect 1no. dwelling with all matters reserved</u> <u>Location: Land at 2 Ash Grove, Gainsborough</u></p> | 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 |
| PL23/246 | <p>To consider planning application received. <u>Application Ref No: 146455 (03/04/23, 28 days)</u> <u>Proposal: Planning application for replacement hardwood timber shop-front, new stairwell to upper floors and retractable awning including change of use of upper floors from retail/office to 3no. 1 bed residential flats with alterations including renewing roof structure and internal wall alterations.</u> <u>Location: 5 Silver Street, Gainsborough</u></p> | |
| PL23/247 | <p>To consider planning application received. <u>Application Ref No: 146456 (03/04/23, 28 days)</u> <u>Proposal: Listed building consent for replacement hardwood timber shop-front, new stairwell to upper floors and retractable awning including change of use of upper floors from retail/office to 3no. 1 bed residential flats with alterations including renewing roof structure and internal wall alterations</u> <u>Location: 5 Silver Street, Gainsborough</u></p> | |
| PL23/248 | <p>To consider planning application received. <u>Application Ref No: 146492 (05/04/23, 28 days)</u> <u>Proposal: Planning application for single storey extension and other alterations.</u> <u>Location: Riverside Dental Practice, 22 Gladstone Street, Gainsborough</u></p> | |

| Agenda no | Agenda item title | Power/Regulation |
|-------------------------|---|------------------|
| PL23/249 | <p>To consider planning application received. Application Ref No: 146498 (06/04/23, 28 days) Proposal: Planning application to erect 1no. detached dwelling. Location: Land adjacent 23 Ravendale Road, Gainsborough</p> | |
| PL23/250 | <p>To consider planning application received. Application Ref No: 146517 (17/04/23, 28 days) Proposal: Outline planning application to erect 14no. dwellings including removal of existing public house - all matters reserved Location: Gainsborough Park, Glenthams Road, Gainsborough</p> | |
| Decision Notices | | |
| PL23/251 | <p>To note decision notice received. Application Ref No: 145688 GRANTED (Planning Committee) Proposal: Application for approval of reserved matters to erect 49no. dwellings considering appearance, landscaping, layout and scale, following outline planning permission 136577 granted 30 October 2019 Location: Land to the West of Horsley Road, Gainsborough</p> | |
| PL23/252 | <p>To note decision notice received. Application Ref No: 146212 GRANTED (delegated) Proposal: Planning application for proposed ground and first floor extensions to existing furniture shop to form improved disabled access and additional retail floor space Location: Horsleys of Gainsborough, 27-29, Church Street, Gainsborough, Paper B</p> | |
| PL23/253 | <p>To note decision notice received. Application Ref No: 146239 GRANTED (delegated) Proposal: Planning application for conservatory and link extension and garage conversion Location: 57, North Marsh Road, Gainsborough Paper C</p> | |
| PL23/254 | <p>To note decision notice received. Application Ref No: 146248 GRANTED (delegated) Proposal: Planning application to install 2no. rapid electric vehicle charging stations within the car park. Location: McDonalds, 50, Trinity Street, Gainsborough</p> | |

| Agenda no | Agenda item title | Power/Regulation |
|-----------|--|------------------|
| | Paper D | |
| PL23/255 | <p>To note decision notice received. Application Ref No: 146307 GRANTED (delegated) Proposal: Prior approval for the installation of roof mounted solar panel array. Location: Ping Europe Ltd, Corringham Road, Gainsborough Paper E</p> | |
| PL23/256 | <p>To note decision notice received. Application Ref No: 145242 GRANTED (delegated) Proposal: Planning application for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees. Location: 10 Silver Street, Gainsborough Paper F</p> | |
| PL23/257 | <p>To note decision notice received. Application Ref No: 145243 GRANTED (delegated) Proposal: Listed Building Consent for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees Location: 10 Silver Street, Gainsborough Paper G</p> | |
| PL23/258 | <p>To note decision notice received. Application Ref No: 145244 GRANTED (delegated) Proposal: Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments. Location: Gleadells Wharf, Bridge Street, Gainsborough</p> | |
| PL23/259 | <p>To note decision notice received. Application Ref No: 146172 GRANTED (delegated) Proposal: Planning application for proposed two storey extension. Location: Roses Sports Foundation - Rose Leisure Club, North Warren Road, Gainsborough Paper H</p> | |
| PL23/260 | <p>Street naming requests To consider street naming requests received (if there are any).</p> | |

| Agenda no | Agenda item title | Power/Regulation |
|-----------|--|--|
| PL23/261 | Tree preservation orders To consider tree preservation orders received (if there are any). | |
| PL23/262 | Proposed Waiting Restrictions - North Marsh Road, Gainsborough To consider consultation from LCC regarding proposed waiting restrictions on North Marsh Road Paper I | |
| PL23/263 | CIL To consider spending a proportion of the CIL funds on North Warren Allotments, clearing vacant plots, access road and boundary security. | |
| PL23/264 | Willow tree on Bridge Street To consider response from WLDC | |
| PL23/265 | The Gap off Corringham Road To consider response from WLDC Paper J | |
| PL23/266 | Items for notification To receive any items for notification to be included on a future agenda – for information only | N/A |
| PL23/267 | Time and date of next meeting To note the date and time of the next Planning committee is scheduled for 24 May 2023 at 7.00pm. | <i>Local Government Act 1972, Sch 12, p10 (2)(a)</i> |

PAPER A



DRAFT Minutes of the Planning Committee meeting

28 March 2023 at 19:00

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

Councillors Present

| | | |
|--------------|--------------|--------------------------|
| | | James Plastow (Chairman) |
| David Dobbie | Keith Panter | |

Councillors Absent

| | | |
|-------------------------------|----------------|--------------|
| Matt Boles | Chris Lambie | Pat O'Connor |
| Richard Craig (Vice Chairman) | Liam Muggridge | Aaron Taylor |

In attendance:

| | | |
|--|--------------------------|--|
| | Rachel Allbones (DC&RFO) | |
|--|--------------------------|--|

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|--|--------|--|
| PL23/212 | To note apologies for absence. | The committee received apologies from Cllrs Boles, Craig, Lambie and O'Connor. | N/A | <i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i> |
| PL23/213 | To receive any declarations of interest in accordance with the requirements of the Localism Act 2011. | There were none. | N/A | <i>Localism Act 2011, s31.</i> |
| PL23/214 | To consider any dispensation requests received by the Clerk in relation to personal and/or | There were none. | N/A | <i>Localism Act 2011, s33.</i> |

Initialled:

| Agenda no | Agenda item title | Resolution | Action | Power |
|------------------------------|--|---|-------------------------------------|--|
| | disclosable pecuniary interests, not previously recorded. | | | |
| PL23/215 | 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 24 January 2023 | The committee received the minutes of the meeting 24 January 2023 and resolve to sign these as a true record of the meeting. | ASO to publish. | <i>Local Government Act 1972, Sch 12, p41 (1).</i> |
| Planning Applications | | | | |
| PL23/216 | To consider planning application received. Application Ref No: 146273 (24/02/23, 28 days) Proposal: Planning Application for alterations to shop front and proposed change of use from (E use class) to a betting shop (sui generis use class). Location: 11 Market Place, Gainsborough | The committee resolved to not comment on the application. | DC to send response to WLDC. | <i>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</i> |
| PL23/217 | To consider planning application received. Application Ref No: 146338 (07/03/23, 28 days) Proposal: Planning application for single storey extension | The committee resolved to support the application. | DC to send response to WLDC. | |

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Planning Committee Minutes 2022-23

75 | Page

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|---|--|-------------------------------------|-------|
| | Location: 4 Ropery Road, Gainsborough | | | |
| PL23/218 | To consider planning application received. Application Ref No: 146315 (10/03/23, 28 days) Proposal: Listed building consent to remove, repair roof on the 2no. single storey extensions. Location: Richmond House, Morton Terrace, Gainsborough | The committee resolved to support the application. | DC to send response to WLDC. | |
| PL23/219 | To consider planning application received. Application Ref No: 146254 (10/03/23, 28 days) Proposal: Planning application for conversion and alterations of a commercial unit into 5no. flats. Location: 7 Lord Street, Gainsborough | The Committee resolved to support the application referencing NPP 19 Improving the Vitality of the Town Centre. | DC to send response to WLDC. | |
| PL23/220 | To consider planning application received. Application Ref No: 146356 (13/03/23, 28 days) Proposal: Planning application for change of use and alterations to existing commercial office building to provide retail and office units. Location: 26-30 Lord Street, Gainsborough | The Committee resolved to support the application referencing NPP 19 Improving the Vitality of the Town Centre. | DC to send response to WLDC. | |

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Planning Committee Minutes 2022-23

76 | Page

| Agenda no | Agenda item title | Resolution | Action | Power |
|-------------------------|--|---|-------------------------------------|-------|
| PL23/221 | To consider planning application received. Application Ref No: 146373 (14/03/23, 28 days) Proposal: Planning application for single storey rear extension and boundary wall. Location: 15 Heron Drive, Gainsborough | The Committee resolved to support the application. | DC to send response to WLDC. | |
| PL23/222 | To consider planning application received. Application Ref No: 146395 (17/03/23, 28 days) Proposal: Planning application for proposed single storey rear extension Location: 14 Ludford Crescent, Gainsborough | The Committee resolved to support the application. | DC to send response to WLDC. | |
| Decision notices | | | | |
| PL23/223 | To note decision notice received. Application Ref No: 145817 GRANTED (delegated) Proposal: Planning application to provide 1no. additional apartment and change the use of 1no. apartment on the ground floor to an office. Location: 29 Lord Street, Gainsborough | The Committee resolved to note the decision. | N/A | |

Initialled:

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|---|--------|-------|
| | Paper B | | | |
| PL23/224 | <p>To note decision notice received. Application Ref No: 145967 GRANTED</p> <p>Proposal: Planning application to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure. Location: Richmond House, Morton Terrace, Gainsborough</p> Paper C | The Committee resolved to note the decision. | N/A | |
| PL23/225 | <p>To note decision notice received. Application Ref No: 145968 GRANTED</p> <p>Proposal: Listed building consent to demolish an existing timber framed conservatory structure, provide a new external door and screen, external terrace with external steps, repairs to brickwork, replacement of external doors to the Mess Room, Tool Store, lobby, WC and demolition of an existing Aviary structure. Location: Richmond House, Morton Terrace, Gainsborough</p> | The Committee resolved to note the decision. | N/A | |

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| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|---|---|--------|-------|
| | Paper D | | | |
| PL23/226 | To note decision notice received. Application Ref No: 146016 GRANTED Proposal: Planning application for a small methane stripping plant and a 40ft storage and workshop container Location: Gainsborough Landfill Site, Lea Road, Gainsborough Paper E | The Committee resolved to note the decision. | N/A | |
| PL23/227 | To note decision notice received. Application Ref No: 146071 GRANTED (delegated) Proposal: Planning application for first floor extension. Location: 64 Old Showfields, Gainsborough Paper F | The Committee resolved to note the decision. | N/A | |
| PL23/228 | To note decision notice received. Application Ref No: 145951 GRANTED (delegated) 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 planning | The Committee resolved to note the decision. | N/A | |

Initialed:

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|---|--------|-------|
| | <p>permission 145397 granted 12 December 2022 - addition of detached single garage for plot 384.</p> <p>Location: Land at, Foxby Lane, Gainsborough</p> <p>Paper G</p> | | | |
| PL23/229 | <p>To note decision notice received.</p> <p>Application Ref No: 146152 GRANTED (delegated)</p> <p>Proposal: Planning for change of use of the ground floor of no. 140 from residential to office space including internal alterations to link first floor of no. 140 to the first floor of no. 142 and removal of chimney.</p> <p>Location: 138/142 Trinity Street Gainsborough</p> <p>Paper H</p> | The Committee resolved to note the decision. | N/A | |
| PL23/230 | <p>To note decision notice received.</p> <p>Application Ref No: 146156 GRANTED (delegated)</p> <p>Proposal: Planning application for the installation of 25no. roof mounted solar panels.</p> <p>Location: Horse And Jockey Inn, 42, Church Street, Gainsborough</p> <p>Paper I</p> | The Committee resolved to note the decision. | N/A | |
| PL23/231 | <p>Street naming requests</p> <p>To consider street naming</p> | There were none. | N/A | |

Initialled:

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|---|--|-------|
| | requests received (if there are any). | | | |
| PL23/232 | Tree preservation orders To consider tree preservation orders received (if there are any). | There were none. | N/A | |
| PL23/233 | Community Infrastructure Levy (CIL) To consider the following recommendation from Property and Services Committee held 10 January 2023 (PS23/151): The Committee resolved to recommend to Planning Committee to spend a proportion of the CIL funds on North Warren Allotments, clearing vacant plots, access road and boundary security. Paper J | The Committee resolved to decline the recommendation refer it back to Property and Services Committee as the committee were not in agreement to using all the CIL money generated up hills being spent down hills. Also to write to Vistry Group who a building the development at Bowling Green Road and ask if they would like to contribute to the community plan to improve the North Warren Allotments. | DC to include on P&S agenda. | |
| PL23/234 | Aisby Walk S106 Funds To note report regarding S106 funds to be used at Aisby Walk. Paper K | The Committee noted the update report, and that P&S will lead on the project as moneys can only be spent on play equipment at Aisby Walk. | N/A | |
| PL23/235 | Lea Road Traffic Calming To consider correspondence received regarding speeding traffic on Lea Road and consider supporting the complaint and forwarding it to the highways | The Committee resolved to write to the local Lincolnshire County Councillor advising the Town Council support the complaint and to request that LCC look | DC to write to the County Councillor. | |

Initialed:

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|---|--|--|
| | Authority. Paper L | into implementing traffic calming measures. | | |
| PL23/236 | Pingle Hill Cycling Issue To consider concern raised regarding cyclists using Pingle Hill and no chicane fencing. | The Committee resolved to write to the local Lincolnshire County Councillor advising the Town Council support the complaint to request that LCC look into traffic calming measures. | DC to write to the County Councillor. | |
| PL23/237 | Heapham Road Traffic Calming To note a complaint regarding speeding cars on Cox's Hill and Heapham Road and consider supporting the complaint and forwarding it to the highways Authority. Paper M | The Committee resolved to write to the local Lincolnshire County Councillor advising the Town Council support the complaint and to request that LCC look into implementing traffic calming measures. | DC to write to the County Councillor. | |
| PL23/238 | Mobile Infrastructure Upgrade To note consultation on proposed base station installation upgrade at Cornerstone 10681128, Whites Wood Lane, Gainsborough Paper N | The Committee resolved to note the consultation. | N/A | |
| PL23/239 | Items for notification To receive any items for notification to be included on a future agenda – for information only | <ul style="list-style-type: none"> • Response regarding Willow tree on Bridge Street from WLDC • Response regarding The Gap from WLDC | TC to report. TC to report. | N/A |
| PL23/240 | Time and date of next meeting To note the date and time of the next Planning committee is | The committee noted the date and time for the next scheduled meeting as 25 April 2023 at 7.00pm. | N/A | <i>Local Government Act 1972, Sch 12, p10 (2)(a)</i> |

Initialed:

Planning Committee Minutes 2022-23

82 | Page

| Agenda no | Agenda item title | Resolution | Action | Power |
|-----------|--|------------|--------|-------|
| | scheduled for 25 April 2023 at 7.00pm. | | | |

The meeting closed at 19.50.

Signed as a true record of the Meeting: _____ Dated _____
 Presiding chairman of approving meeting

DRAFT

Initialed:

PAPER B

Planning Permission

Name and address of applicant

Mr David Horsley
Horsleys of Gainsborough
27-29 Church Street
Gainsborough
Lincolnshire
DN21 2JW

Name and address of agent (if any)

Mr Brant Clayton
Stem Architects Ltd
22 Brayford Wharf North
Lincoln

LN1 1BN

Part One – Particulars of application

Date of application:
02/02/2023

Application number:
146212

Particulars and location of development:

Planning application for proposed ground and first floor extensions to existing furniture shop to form improved disabled access and additional retail floor space

Horsleys of Gainsborough 27-29 Church Street Gainsborough Lincolnshire DN21 2JW

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: 1003 A, 1004 A, 1005 A, 2001 B, 2002 B, 2005 C and 1002

A dated 06/03/2023. 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 and to accord with the National Planning Policy Framework.

3. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the Conservation Area and the setting of Listed Buildings in accordance with the NPPF, Policy LP25 of the Central Lincolnshire Local Plan and Policy NPP 18 of the Gainsborough Town Centre Neighbourhood Plan.

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

None.

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

The decision has been considered against Policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP6: Retail and Town Centres in Central Lincolnshire, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP25: The Historic Environment, LP26: Design and Amenity, LP27: Main Town Centre Uses - Frontages and Advertisements and LP42: Gainsborough Town Centre and Primary Shopping Area of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Centre Neighbourhood Plan (NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in Each Character Area, NPP 18 Protecting and Enhancing Heritage Assets and NPP 19 Improving the Vitality of the Town Centre) and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance and against Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The existing retail unit is within Gainsborough Town Centre and Primary Shopping Area. The proposal is for a main town centre use and is compatible with surrounding land uses and is therefore acceptable in principle.

The proposal will not affect the street scene or neighbouring occupiers and will preserve the character and appearance of the Conservation Area and will preserve the setting of nearby Listed Buildings. Furthermore, the proposal would not be detrimental to existing users and potential future users of the nearby Public Right of Way and will not increase Flood Risk.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 29/03/2023

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 6 months 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

Planning Permission

Name and address of applicant

Mr & Mrs Smith

57 North Marsh Road
Gainsborough
Lincolnshire
DN21 2RR

Name and address of agent (if any)

Sean Madden
Hubble Architecture Ltd
91 Sunningdale Way
Gainsborough
Lincolnshire
DN21 1FZ

Part One – Particulars of application

Date of application:
07/02/2023

Application number:
146239

Particulars and location of development:

Planning application for conservatory and link extension and garage conversion.

57 North Marsh Road Gainsborough Lincolnshire DN21 2RR

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: D02 P01 dated 08/01/2023 and the Proposed Site Layout/Block Plan received 07/02/2023. 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 and to accord with the National Planning Policy Framework.

3. The facing brick work shown on Drawing No. D02 P01 dated 08/01/2023 shall match those of the existing building in colour, size, coursing and texture.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

4. The development shall be carried out in accordance with the mitigation measures outlined in the submitted Flood Risk Assessment received 17th February 2023.

Reason: To reduce the risk and impact of flooding on the approved development and its occupants in accordance with National Planning Policy Framework and National Planning Policy Guidance and Policy LP14 of the Central Lincolnshire Local Plan.

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

None.

Notes to the Applicant

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

The decision has been considered against Policy LP1: A Presumption in Favour of Sustainable Development, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Neighbourhood Plan (NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area) and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance. In light of this assessment it is considered that the proposal will not harm the character and appearance of the street-scene or the dwelling, nor the living conditions of neighbouring occupiers. Furthermore, the proposal will not have increase the risk of flooding.

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: 30/03/2023

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 D

Planning Permission

Name and address of applicant

Name and address of agent (if any)

Miss Rachael Kendrew
Instavolt
6 Cedarwood
Crockford Lane
Chineham
RG24 8WD

Part One – Particulars of application

Date of application:
08/02/2023

Application number:
146248

Particulars and location of development:

Planning application to install 2no. rapid electric vehicle charging stations within the car park.

McDonalds 50 Trinity Street Gainsborough Lincolnshire DN21 2EG

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: 001_08-02 REV H dated 10/02/2022, 001_19 dated 09/03/2021 and 10376 - 0216_01-PL dated 08/11/2022. 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 and to accord with the National Planning Policy Framework.

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

None.

Notes to the Applicant

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

The decision has been considered against Policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP6: Retail and Town Centres in Central Lincolnshire, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP18: Climate Change and Low Carbon Living, LP25: The Historic Environment, LP26: Design and Amenity, LP38: Protecting Gainsborough's Setting and Character, LP41: Regeneration of Gainsborough and LP42: Gainsborough Town Centre and Primary Shopping Area of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Centre Neighbourhood Plan (NPP1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in Each Character Area, NPP 18 Protecting and Enhancing Heritage Assets and NPP 19 Improving the Vitality of the Town Centre) and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance and against Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of this assessment it's considered that the proposal will improve the transport choices for users of the parking area in MacDonald's and the designated town centre by providing parking options for a form of sustainable transport which will help to improve the quality of the public realm within Gainsborough.

The proposal will not affect the street scene or neighbouring occupiers and will preserve the setting of nearby Listed Buildings. Furthermore, the proposal will not increase Flood Risk and will not have a detrimental impact on the interests of highway safety.

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: 30/03/2023

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 6 months 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 E



Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:

Daniel Galpin
daniel.galpin@west-lindsey.gov.uk

29th March 2023

Simon Plowman
Plan: 8 Town Planning Ltd
M10 Maxron House
Green Lane
Stockport
SK6 3JQ

Dear Mr Plowman,

APPLICATION REFERENCE NO: 146307

PROPOSAL: Prior approval for the installation of roof mounted solar panel array.

LOCATION: Ping Europe Ltd Corringham Road Gainsborough Lincolnshire DN21 1XZ

I am writing in reply to your application for a determination as to whether the prior approval of the local planning authority is required for your proposed development under the provisions of Schedule Part 14 Class J of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

I can confirm that the prior approval of the local planning authority is required and hereby **granted** in accordance with paragraph J.4 of Class J of Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development should be carried out in accordance with the details provided with the application and received on 20th February 2023. The solar PV equipment hereby approved must also be removed as soon as reasonably practicable when no longer needed.

Application details and the decisions will also be available to view on the Council's website at: www.west-lindsey.gov.uk/planning

Yours faithfully

Daniel Galpin

Senior Development Management Officer
On behalf of West Lindsey District Council



Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:

If you require this letter 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.

If you want to know more about how we use your data, what your rights are and how to contact us if you have any concerns, please read our privacy notice: www.west-lindsey.gov.uk/planning-privacy

Planning Services Feedback

We value your opinion on our service, as your comments will help us to make improvements. Please visit our website where you may either make your comments online or download our feedback form to fill in and post back: www.west-lindsey.gov.uk/planning

PAPER F

Planning Permission

Name and address of applicant

Mr Andrew Wootton Jones
Silvervault Limited
11 Henton Close
Coddington
Newark, Nottinghamshire
NG24 2TE

Name and address of agent (if any)

Mr Liam Swaby
ARC Design Studio
First Floor, Western House
Western Street
Nottingham
NG1 3AZ

Part One – Particulars of application

Date of application:
05/08/2022

Application number:
145242

Particulars and location of development:

Planning application for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees.

10 Silver Street Gainsborough Lincolnshire DN21 2DP

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 must 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:

2. No development must take place until a written scheme of archaeological investigation for archaeological monitoring and recording during groundworks has been submitted to and approved in writing by the local planning authority. This scheme must include the following:
 - a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).

- b) A methodology and timetable of site investigation and recording.
- c) Provision for site analysis.
- d) Provision for publication and dissemination of analysis and records.
- e) Provision for archive deposition.
- f) Nomination of a competent person/organisation to undertake the work.
- g) The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

3. The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 2 at least 14 days before the said commencement. No variation shall take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

4. No development must take place until an Historic Building Record has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to have a full and comprehensive record of the building prior to works commencing to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

5. No development must take place until sample panel(s) of all new facing brickwork must be provided on site showing the proposed brick types, sizes, colour, texture face-bond, mortar mix, joint thickness and finish profile. The sample must remain on site for the duration of the build. The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No development must take place until a methodology for the removal, repair and any subsequent replacement of render has been submitted to and approved in writing by the Local Planning Authority. Detail must include the mortar mix, colour finish, backing material and number of coats. The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. No development must take place until a demolition statement including a full methodology has been submitted to and approved in writing by the Local Planning Authority. Any part of the demolition works not carried out by hand or using a hand tool other than a power-driven hand tool must be fully justified within the demolition statement. The development must be completed in strict accordance with the approved demolition statement.

Reason: To ensure the appropriate methods are used to preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings and the conservation area to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. No development must take place until fully detailed drawings to a scale of 1:20 for the repaired features of the twin pitched roof have been submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. No development must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the office and flats identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the office space or each individual flat must take place until their individual drainage has been fully completed in strict accordance with the approved scheme and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

Conditions which apply or are to be observed during the course of the development:

10. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- SSG-ARC-B1-XX-DP-A-1002 Rev P5 dated 29th March 2023 – Site Plan
- SSG-ARC-B1-XX-DE-A-3701 Rev P4 dated 14th December 2022 – West Elevation Plan
- SSG-ARC-B1-XX-DE-A-3702 Rev P5 dated 14th December 2022 – South Elevation Plan
- SSG-ARC-B1-XX-DE-A-3703 Rev P5 dated 22nd March 2023 – North Elevation Plan
- SSG-ARC-B1-XX-DE-A-3704 Rev P4 dated 14th December 2022 – East Elevation Plan
- SSG-ARC-B1-00-DP-A-2200 Rev P8 dated 22nd March 2023 – Ground Floor Plan
- SSG-ARC-B1-00-DP-A-2201 Rev P8 dated 22nd March 2023 – First Floor Plan
- SSG-ARC-B1-00-DP-A-2202 Rev P9 dated 29th March 2023 – Second Floor Plan
- SSG-ARC-B1-00-DP-A-2204 Rev P6 dated 29th March 2023 – Roof Plan

The works must 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 and to accord with the National Planning Policy Framework and local policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Prior to installation full details of the external materials listed below, including the type must be submitted to and approved in writing by the Local Planning Authority.

- Roof material sample and colour finish.
- All rainwater goods including the colour finish.
- Fascias including colour finish
- External Doors and surrounds including colour finish

The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the

Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- material
- decorative/protective finish
- cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
- sample sections of the joinery work (glazing bars, sills and so forth) to be used
- method of opening
- method of glazing
- colour scheme

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. Full details of 'making good' exposed areas revealed by any demolition works must be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. No occupation must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all boundary treatments.
- Material finish of all hardstanding (driveway, parking spaces, patios and paths).
- Species, planting height, formation and position of new trees, shrubbery and hedging.
- Planting mix for the green roofs

The development must be completed in strict accordance with the approved scheme and retained as such thereafter.

Reason: To ensure that appropriate landscaping is introduced to soften the appearance of the site and would not unacceptably impact on the character and appearance of the site, the Gainsborough Conservation Area or the setting of the Listed Buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. All new external works and finishes of making good to the retained fabric, must match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. No occupation must take place until the parking spaces identified on site plan SSG-ARC-B1-XX-DP-A-1002 Rev P5 dated 29th March 2023 have been fully installed and retained for that use thereafter.

Reason: To ensure some off street parking to serve the future occupants of the flats in the interests of highway safety to accord with the National Planning Policy Framework and local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

17. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 2.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

18. Following the archaeological site work referred to in condition 17 a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed. .

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

19. The report referred to in condition 18 and any artefactual evidence recovered from the site shall be deposited within 12 months of the archaeological site

work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds to accord with the National Planning Policy Framework and local policy LP25 of the Central Lincolnshire Local Plan.

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

20. All planting or turfing comprised in the approved details of landscaping must be carried out in the first planting and seeding season following 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 must 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. The landscaping should be retained thereafter.

Reason: To ensure that any planting or turfing is installed in a timely manner in accordance with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

Notes to the Applicant

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

The proposal has been considered against policies LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP5: Delivering Prosperity and Jobs, LP6: Retail and Town Centres in Central Lincolnshire, LP10: Meeting Accommodation Needs, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP19: Renewable Energy Proposals, LP21: Biodiversity and Geodiversity, LP25: The Historic Environment, LP26: Design and Amenity, LP38: Protecting Gainsborough's Setting and Character, LP41: Regeneration of Gainsborough and LP42: Gainsborough Town Centre and Primary Shopping Area of the Central Lincolnshire Local Plan and policies NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP18 Protecting and Enhancing Heritage Assets and NPP 19 Improving the Vitality of the Town Centre of the Gainsborough Neighbourhood Plan and Section 72 and Section 66 of the Planning (Listed

Building & Conservation Areas) act 1990 in the first instance and guidance contained within the National Planning Policy Framework, the National Planning Practice Guidance, National Design Guide and National Design Model Code. In light of this assessment it is considered that this proposed mixed use conversion development within the town centre of Gainsborough is considered to be an appropriate location. The development would assist in the social and economic development of the town centre and would preserve the fabric, special character and significance of the listed building, including the setting of the adjoining listed buildings. The development would preserve the character and appearance of the Gainsborough Conservation Area. The development would not have an unacceptable harmful impact on neighbour amenity, visual impact, highway safety, trees and drainage. The proposal is therefore acceptable.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 5th April 2023

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 6 months 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.**
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- 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 G

Listed Building Consent

Name and address of applicant

Mr Andrew Wootton Jones
Silvervault Limited
11 Henton Close
Coddington
Newark, Nottinghamshire
NG24 2TE

Name and address of agent (if any)

Mr Liam Swaby
ARC Design Studio
First Floor, Western House
Western Street
Nottingham
NG1 3AZ

Part I – Particulars of application

Date of application
05/08/2022

Application no
145243

Particulars and location of development

Listed Building Consent for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees

10 Silver Street, Gainsborough, Lincolnshire, DN21 2DP

Part II – Particulars of decision

The West Lindsey District Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

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

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development must take place until full details of the items listed below for the building have been submitted to and approved in writing by the Local Planning Authority.
 - schedule of internal works with method statement (including how to protect and/or reuse the original retained fabric)
 - structural survey

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the fabric and desirability of the Grade II Listed Building to accord with the National Planning Policy Framework

3. No development must take place until a methodology for the removal, repair and any subsequent replacement of render has been submitted to and approved in writing by the Local Planning Authority. Detail must include the mortar mix, colour finish, backing material and number of coats. The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

4. No development must take place until sample panel(s) of all new facing brickwork must be provided on site showing the proposed brick types, sizes, colour, texture face-bond, mortar mix, joint thickness and finish profile. The sample must remain on site for the duration of the build. The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

5. No development must take place until drawings to a scale of 1:20 fully detailing the listed new or repaired features have been submitted to and approved in writing by the Local Planning Authority.

- steps
- balustrades, handrails and so forth
- newel post and caps
- string brackets/decorative finish
- any other details relevant to the stairwell

The development must be completed in strict accordance with the approved details and retained as such thereafter.

6. No development must take place until fully detailed drawings to a scale of 1:20 for the listed repaired features below have been submitted to and approved in writing by the Local Planning Authority.

- Staircase (Ground and First floor) walls, ceiling, cornice and windows;
- Proposed first floor front bedroom (adjacent the Staircase) walls, ceiling, cornice
- Banking Hall cornice, ceiling and low level wall panels;
- Twin pitched roof.

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

7. No development must take place until the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing and renewable energy) including pipework must be submitted to and approved in writing with the Local Planning Authority. Details to include all exposed services and fixtures and the method of concealment submitted including the finish. Particular regard must be given to work affecting the following features or parts of the building:

- Banking Hall
- Stairwell
- First floor front Bedroom (adjacent Stairwell)

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

8. No development must take place until a demolition statement including a full methodology has been submitted to and approved in writing by the Local Planning Authority. Any part of the demolition works not carried out by hand or using a hand tool other than a power-driven hand tool must be fully justified within the demolition statement. The development must be completed in strict accordance with the approved demolition statement.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

Conditions which apply or are to be observed during the course of the development:

9. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
 - SSG-ARC-B1-XX-DP-A-1002 Rev P5 dated 29th March 2023 – Site Plan
 - SSG-ARC-B1-XX-DE-A-3701 Rev P4 dated 14th December 2022 – West Elevation Plan
 - SSG-ARC-B1-XX-DE-A-3702 Rev P5 dated 14th December 2022 – South Elevation Plan
 - SSG-ARC-B1-XX-DE-A-3703 Rev P5 dated 22nd March 2023 – North Elevation Plan
 - SSG-ARC-B1-XX-DE-A-3704 Rev P4 dated 14th December 2022 – East Elevation Plan

- SSG-ARC-B1-00-DP-A-2200 Rev P8 dated 22nd March 2023 – Ground Floor Plan
- SSG-ARC-B1-00-DP-A-2201 Rev P8 dated 22nd March 2023 – First Floor Plan
- SSG-ARC-B1-00-DP-A-2202 Rev P9 dated 29th March 2023 – Second Floor Plan
- SSG-ARC-B1-00-DP-A-2204 Rev P6 dated 29th March 2023 – Roof Plan

The works must 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 and safeguards the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

10. Prior to installation full details of the internal and external materials listed below, including the type must be submitted to and approved in writing by the Local Planning Authority.

- Roof material sample and colour finish.
- All rainwater goods including the colour finish.
- Fascias including colour finish
- Internal wall structure including method of attachment and finish details
- Insulation
- Ceilings including method of attachment and finish details
- Flooring including method of attachment and finish details
- Doors and surrounds including colour finish
- Skirting Boards
- Cornices

The development must be completed in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

11. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- material
- decorative/protective finish
- cross sections for glazing bars, sills, heads and so forth. at a scale of 1:20
- sample sections of the joinery work (glazing bars, sills and so forth) to be used
- method of opening
- method of glazing
- colour scheme

The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

12. Full details of 'making good' exposed areas revealed by any demolition works must be submitted to and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

13. All new external and internal works and finishes of making good to the retained fabric, must match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

14. No cleaning of any masonry must take place unless by a low pressure (20-100 psi) surface cleaner using a nebulous water spray. Any other cleaning method must be submitted to and approved in by the Local Planning Authority. A test panel measuring no more than 0.5 square metres must be undertaken in an inconspicuous position ready for inspection and approved in writing by the Local Planning Authority. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the desirability and setting of the Grade II Listed Buildings to accord with the National Planning Policy Framework.

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

NONE

Advisory Note

Hidden Historic Features

During the works, if any hidden historic features are revealed they must be retained in-situ. Works must cease within the relevant area of the building and the Local Planning Authority notified immediately.

Reasons for granting consent

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposal is considered as preserving the desirability of the Listed Building and its setting. Furthermore the proposed development will preserve the desirability of the special architectural features or historic interest it possesses.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 5th April 2023

Signed:



Ian Knowles
Head of Paid Service

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note

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).

Attention is drawn to section 8(2) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission of Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form on notice is available from the Royal Commission of Historical Monuments.

-
- 1 If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the First Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990 within three months of receipt of this notice. Appeals must be made on a form which may be downloaded from the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>. Alternatively, appeal forms may 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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - 2 If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of

the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 3 In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 4 **Only the applicant possesses the right to appeal the decision.**

If you require this letter 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

PAPER H

Planning Permission

Name and address of applicant

Richard Kane
Roses Sports Foundation
Rose Leisure Club
North Warren Road
Gainsborough
Lincolnshire
DN21 2TU

Name and address of agent (if any)

Sean Madden
Hubble Architecture Ltd
91 Sunningdale Way
Gainsborough
Lincolnshire
DN21 1FZ

Part One – Particulars of application

Date of application:
03/02/2023

Application number:
146172

Particulars and location of development:

Planning application for proposed two storey extension.

Roses Sports Foundation - Rose Leisure Club North Warren Road Gainsborough
Lincolnshire DN21 2TU

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 must 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:

2. No development must take place until a noise assessment has been submitted to and approved by the Local Planning Authority (see advisory note). The noise assessment must include any necessary noise mitigation measures and a noise management policy. No operation of the site must occur until all recommended noise mitigation measures have been installed and the site must be operated in accordance with the approved noise management policy.

Reason: To protect the amenity of the adjacent neighbour's from undue noise to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

3. No development must take place until a scheme for the method of extraction and filtration of all cooking fumes from the extension have been submitted to and approved in writing by the Local Planning Authority. The proposed method must be conveyed through sealed ducting to a point at least one metre above the roof of the building. The development must be constructed in strict accordance with the approved scheme and must be retained as such thereafter.

Reason: To identify the method, position and type of the extraction and filtration on the extension to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

Conditions which apply or are to be observed during the course of the development:

4. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Plan SP1 Rev 2 dated 3rd February 2023
- Elevation Plans Rev 6 dated 6th January 2023
- Floor Plans D02 Rev 6 dated 6th January 2023

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application including external materials.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

5. The extension hereby approved must be completed from white render and retained as such thereafter.

Reason: To ensure the development is rendered in an appropriate colour to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

6. The extension hereby approved must be constructed in strict accordance with section 8.7 (Flood Resilience) of the Flood Risk Assessment by ARK Environmental Consultancy Ltd dated April 2023 and retained as such thereafter.

Reason: To ensure the extension is constructed in a flood resilient manner to accord with local policy LP14 and LP26 of the Central Lincolnshire Local Plan

2012-2036 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

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

7. The extension hereby approved must only be open between the hours of:

- Monday to Thursday 8am-11pm
- Friday to Saturday 8am-12pm
- Sunday 8am-10pm

Reason: To protect the amenities of the neighbouring dwelling and the locality in general to accord with the National Planning Policy Framework, local policy LP7 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

Notes to the Applicant

Noise

The noise impact assessment must consider all noise sources including from the balcony/viewing area that have the potential to affect the surrounding area, in particular, amplified music and plant machinery, and must have regard where appropriate to British Standard BS 4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound)

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

The decision has been considered against policies LP1 A presumption in Favour of Sustainable Development, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, P15 Community Facilities, LP17 Landscape, Townscape and Views, LP23 Local Green Space and other Important Open Space, LP24 Creation of New Open Space, Sports and Recreation Facilities, LP25 The Historic Environment, LP26 Design and Amenity and LP40 Gainsborough Riverside of the adopted Central Lincolnshire Local Plan 2012-2036, policy NPP1, NPP6 and NPP7 of the Gainsborough Neighbourhood Plan and policy M11 Safeguarding of Mineral Resources of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) in the first instance. Consideration is additionally given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. In light of this assessment it is

considered that the proposed development would acceptably improve the facilities at Roses Sports Ground (community facility) and the Gainsborough Trinity Foundation. The proposal would not have an unacceptable harmful impact on an important open space. Therefore the principle of the proposal is acceptable and will provide additional indoor facilities for the use of the local community. The proposal would not have an unacceptable harmful visual impact on the site or the surrounding area including the riverside walk. It would not be expected to have an unacceptable harmful impact on the living condition of the nearest dwellings particularly from noise disturbance. Furthermore the proposal would not have an unacceptable harmful impact on highway safety, mineral resources, drainage or increase the risk of flooding. This is subject to conditions most notably a noise report.

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: 6th April 2023

Signed:



Ian Knowles
Head of Paid Service

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

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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

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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.
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- 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.**

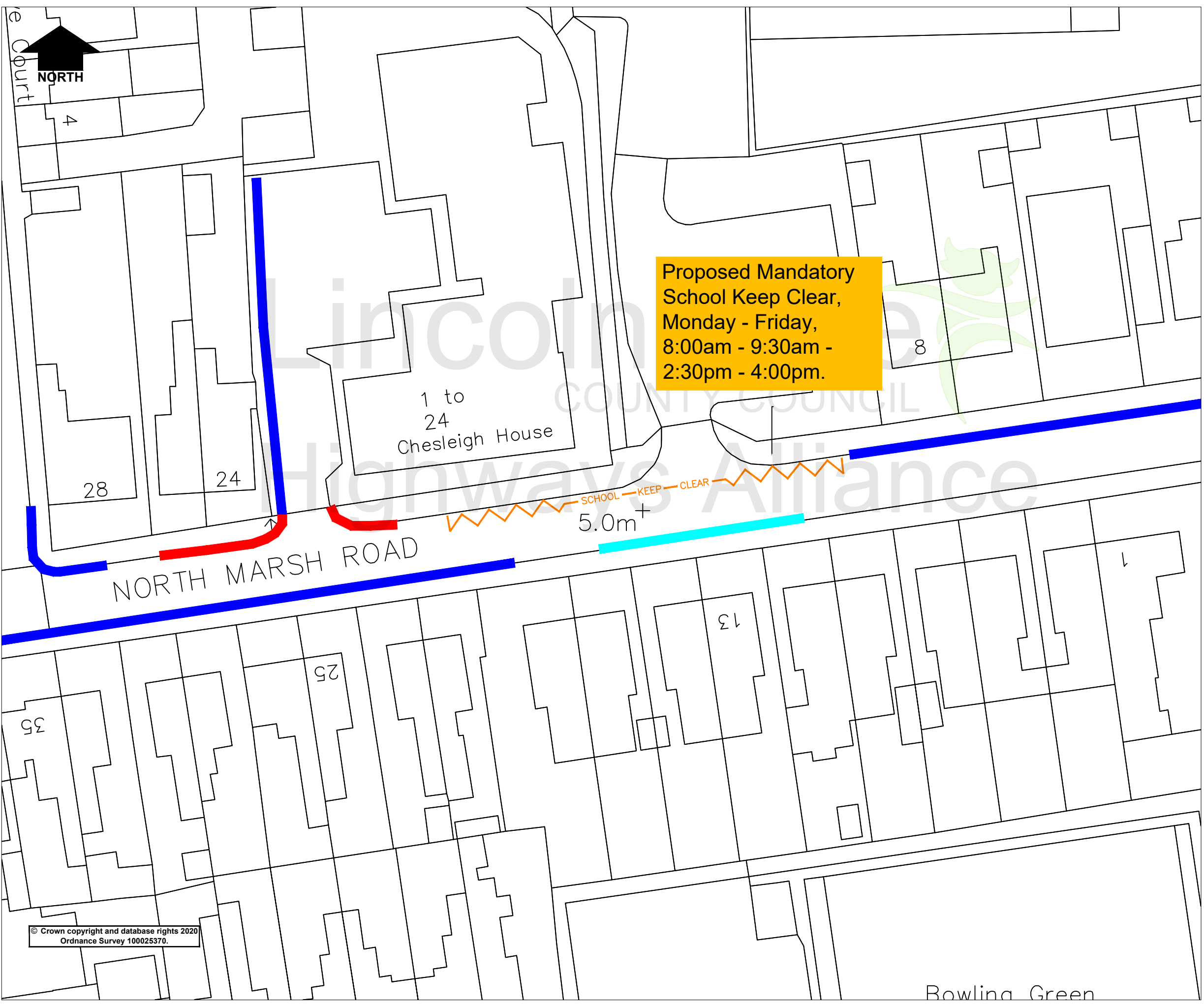
Purchase Notices

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- 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 I




Key

- Proposed no waiting at any time
- Existing no waiting at any time
- Existing H Bars

Proposed Mandatory School Keep Clear, Monday - Friday, 8:00am - 9:30am - 2:30pm - 4:00pm.

SCHOOL KEEP CLEAR 5.0m

| Rev. | Description | Drawn | Ch'kd | Auth | Date |
|---|-------------|-------------------------|-------|---------------|------|
| Project Gainsborough - North Marsh Road | | | | | |
| Status | | Project No. 9051/001/NH | | | |
| Drawing Title Proposed No Waiting At Any Time | | | | | |
| Scale | | Drawn NH | | Date MARCH 23 | |
| NTS | | Ch'kd | | Date | |
| Drawing No. | | 9051/001/NH | | Rev. 0 | |


Lincolnshire
 COUNTY COUNCIL
Highways Alliance
Lancaster House, 36 Orchard Street,
 Lincoln, LN1 1XX

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 Ordnance Survey 100025370.

Mar 27 2023 - 1:58pm G:\common\Traffic Regulation Orders\Schemes Master Folder\DO NOT CHANGE\9000-1000\9051 - Chesleigh House\CAD\Drawing.dwg

PAPER J

Rachel Allbones

Subject: FW: Designated Dog Walk off Corringham Road (the Gap)

From: Andy Gray
Sent: Tuesday, April 11, 2023 10:45 AM
To: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Cc: Kimble Enderby
Subject: RE: Designated Dog Walk off Corringham Road (the Gap)

Hi Belina,

Apologies for the delay, I have chased this and will get back to you.

Andy

Andy Gray
Housing and Environmental Enforcement Manager

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



From: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Sent: 06 April 2023 09:14
To: Andy Gray
Cc: Kimble Enderby
Subject: RE: Designated Dog Walk off Corringham Road (the Gap)

CAUTION: External email, think before you click!

Hi Andy,

Have you heard any further from Property and Assets?

I know you do not meet as frequently as we do but it has been two months. Is there anything you can tell me?

Kind Regards
Belina Boyer BA (Hons) FSLCC
Town Clerk
Pronouns: she/her/hers

Direct line between 09.00-15.00 01427-671310
Mobile 07749736119



From: Andy Gray
Sent: Tuesday, February 7, 2023 2:17 PM
To: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Cc: Kimble Enderby
Subject: RE: Designated Dog Walk off Corringham Road (the Gap)

Hi Belina,

Thank you for the e mail.

I have raised this with our property and assets team and will advise when they respond.

Thank you

Andy

Andy Gray
Housing and Environmental Enforcement Manager

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



From: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Sent: 07 February 2023 12:41
To: Andy Gray
Cc: Kimble Enderby
Subject: RE: Designated Dog Walk off Corringham Road (the Gap)

CAUTION: External email, think before you click!

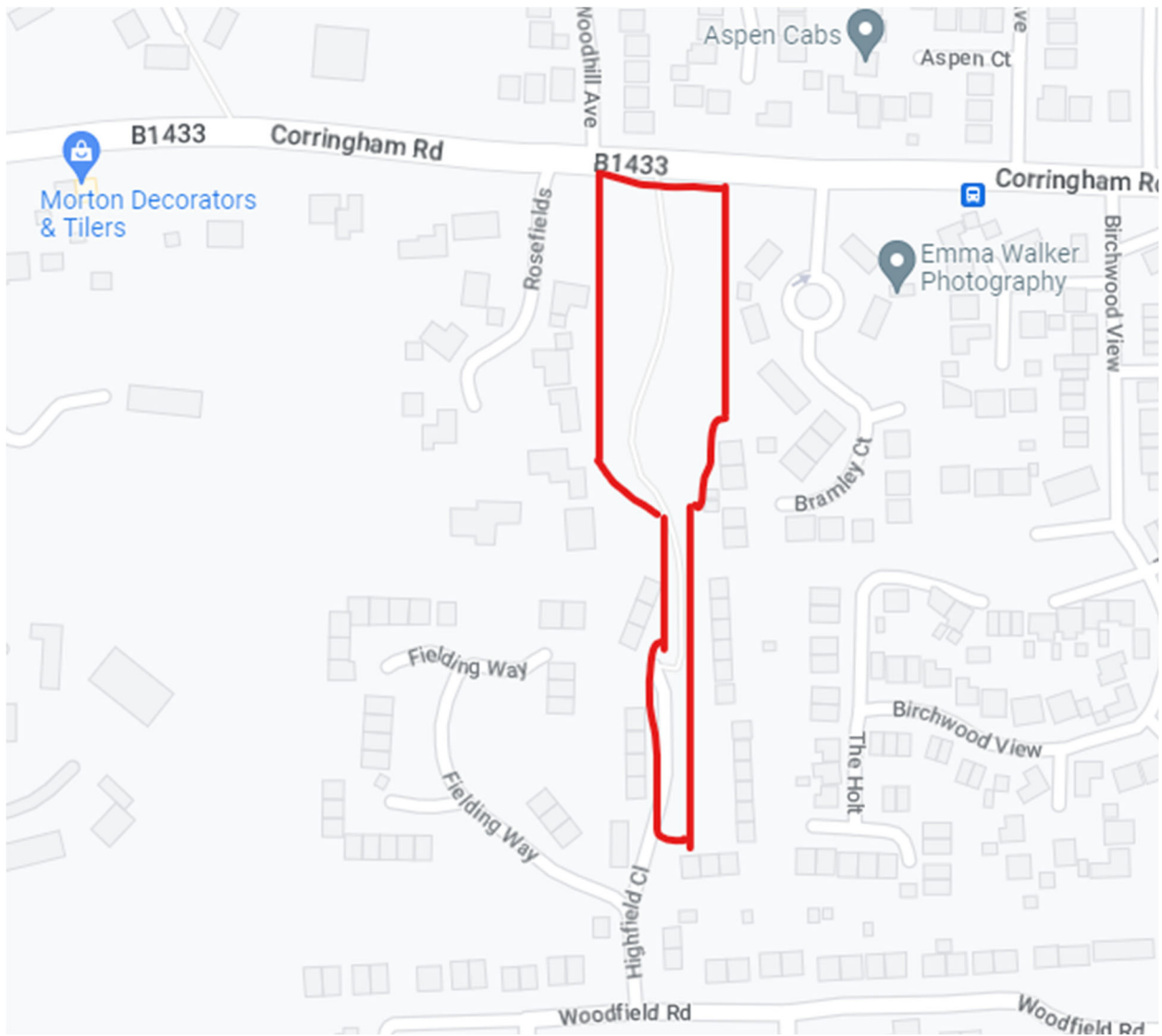
Dear Andy and Kimble,

My apologies for getting back to you so late. I needed to do a little research first.

The area in question is this entry on the WLDC asset register:

| | | |
|-------------|------|-------------------------------|
| 10090697164 | S027 | Corringham Road, Gainsborough |
|-------------|------|-------------------------------|

And looks like this:



Councillors would like to see a gated fence at the northern side to keep dogs contained in the area and prevent possible accidents on Corringham Road.

Kind Regards

Belina Boyer BA(Hons) FSLCC

Town Clerk

Pronouns: she/her/hers



Richmond House, Richmond Park, Morton Terrace, Gainsborough, Lincolnshire, DN21 2RJ
Tel: 01427 811573



From: Andy Gray

Sent: 17 January 2023 07:42

To: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Cc: Kimble Enderby
Subject: RE: Designated Dog Walk off Corringham Road (the Gap)

Morning Belina,

I am well thanks, hope you are too.

Are you able to provide a map with a specific location for this as well as any information you have on who owns the land? I assume it is the Town Council or West Lindsey based on your e mail.

Many Thanks

Andy Gray
Housing and Environmental Enforcement Manager

Guildhall | Marshall's Yard | Gainsborough | Lincolnshire | DN21 2NA



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From: Belina Boyer <belina.boyer@gainsborough-tc.gov.uk>
Sent: 16 January 2023 17:43
To: Andy Gray; Kimble Enderby
Subject: Designated Dog Walk off Corringham Road (the Gap)

CAUTION: External email, think before you click!

Dear Andy and Kimble,

I hope you are well.

Gainsborough Town Council's Planning committee resolved under PL23/187 to approach West Lindsey District Council requesting the Land off Corringham Road (The Gap) be turned into a designated dog walk with gated fencing at its northern end.

Would you be able to advise on how to progress this, please?

Kind Regards

Belina Boyer BA(Hons) FSLCC

Town Clerk

Pronouns: she/her/hers



Richmond House, Richmond Park, Morton Terrace, Gainsborough, Lincolnshire, DN21 2RJ
Tel: 01427 811573