

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Telephone: 01427 811573

Website: gainsborough-tc.gov.uk



Dear Councillor,

Thursday, 22 June 2023

You are hereby summoned to attend a meeting of the **Planning Committee** which will be held on **Tuesday 27 June 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.

Cllr T Davies
Acting Town Clerk

Committee members: Cllr R Craig - ex officio, Cllr T Davies - ex officio, Cllr D Dobbie, Cllr S Morley, Cllr L Muggridge, Cllr K Panter, Cllr J Plastow (C), Cllr J Ward (VC), VACANCY

Agenda no	Agenda item title	Power/Regulation
PL24/022	Apologies for absence To note apologies for absence.	<i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i>
PL24/023	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>
PL24/024	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>
PL24/025	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).	<i>Local Government Act 1972, Sch 12, p41 (1).</i>

Agenda no	Agenda item title	Power/Regulation
	Paper A – Planning Committee 23 May 2023	
Planning Applications		
PL24/026	<p>To consider planning application received. Application Ref No: 146652 (22/05/23, 28 days) Proposal: Application for advertisement consent to display 1no. illuminated fascia sign, 10no. non-illuminated fascia signs and 1no. totem. Location: B&Q Lea Road, Gainsborough</p>	<p><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></p>
PL24/027	<p>To consider planning application received. Application Ref No: 146669 (24/05/23, 28 days) Proposal: Planning application for 2no. drive-thru commercial units and a car rental facility with associated access, parking, servicing, landscaping and infrastructure. Location: Land at Carr Lane, Gainsborough</p>	
PL24/028	<p>To consider planning application received. Application Ref No: 146166 (26/05/23, 14 days) Proposal: Planning application for the change of use of land for open storage B8 use class including siting of storage containers with associated parking. Location: Land off Lea Road, Gainsborough AMENDED PLANS AND AMENDED PROPOSAL DESCRIPTION</p>	
PL24/029	<p>To consider planning application received. Application Ref No: 146725 (26/05/23, 28 days) Proposal: Planning application for the erection of fibre exchange telecommunications infrastructure. Location: Land off North Street, Gainsborough</p>	
PL24/030	<p>To consider planning application received. Application Ref No: 146697 (30/05/23, 28 days) Proposal: Planning application to site 1no. metal shipping container. Location: Environment Agency, Corringham Road, Gainsborough</p>	

Agenda no	Agenda item title	Power/Regulation
PL24/031	<p>To consider planning application received. Application Ref No: 146749 (01/06/23, 28 days) Proposal: Planning application for external alterations to the Shopfront. Location: 17-19 Silver Street, Gainsborough</p>	
PL24/032	<p>To consider planning application received. Application Ref No: 146759 (06/06/23, 28 days) Proposal: Planning application to install four rapid electric vehicle charging stations. Location: Units 1-6 Bob Rainsforth Way, Off Corringham Road, Gainsborough</p>	
PL24/033	<p>To consider planning application received. Application Ref No: 146802 (13/06/23, 28 days) Proposal: Planning application for single storey side extension, replace flat roof with pitched roof to form storage area above the garage including dormer window to the rear. Location: 3 Hawton Close, Gainsborough</p>	
PL24/034	<p>To consider planning application received. Application Ref No: 146815 (14/06/23, 28 days) Proposal: Planning application for the refurbishment of the front façade, replacement roof covering and conversion of upper floor into 1no. residential unit. Location: 1-5 Lord Street, Gainsborough</p>	
PL24/035	<p>To consider planning application received. Application Ref No: 146816 (14/06/23, 28 days) Proposal: Planning application for two storey side extension and single storey rear extension Location: 16 Turpin Close, Gainsborough</p>	
PL24/036	<p>To consider planning application received. Application Ref No: 146891 (22/05/23) Proposal: Local authority consultation for a pavement cafe and stalls licence Location: Ropery House, 2a, Ropery Road, Gainsborough</p>	
Decision Notices		
PL24/037	<p>To note decision notice received. Application Ref No: 146166 GRANTED (delegated) Proposal: Planning application for the change of use of land for open storage B8 use class including siting of storage containers with associated parking</p>	

Agenda no	Agenda item title	Power/Regulation
	Location: Land off Lea Road, Gainsborough Paper B	
PL24/038	To note decision notice received. Application Ref No: 146654 GRANTED (delegated) Proposal: Planning application for minor internal & external works including removal of ATM and external signage. Location: 21 Market Place, Gainsborough Paper C	
PL24/039	To note decision notice received. Application Ref No: 146655 GRANTED (delegated) Proposal: Listed building consent for minor internal & external works including removal of ATM and external signage. Location: 21 Market Place, Gainsborough Paper D	
PL24/040	To note decision notice received. Application Ref No: 146516 GRANTED (delegated) Proposal: Application for approval of reserved matters for the erection of 1no. dwelling considering appearance, landscaping, layout and scale, following outline planning permission 141440 granted 6 October 2020. Location: Land to south of Warren House, 4 Foxby Warren, Gainsborough Paper E	
PL24/041	To note decision notice received. Application Ref No: 142208 GRANTED (delegated) Proposal: Planning application for variation of condition 16 of planning permission 138921 granted 29 August 2019 re: completion of roundabout. Location: Land at Foxby Lane, Gainsborough Paper F	
PL24/042	To note decision notice received. Application Ref No: 146891 GRANTED (delegated) Proposal: Local authority consultation for a pavement cafe and stalls licence Location: Ropery House, 2a, Ropery Road, Gainsborough Paper G	

Agenda no	Agenda item title	Power/Regulation
PL24/043	Street naming requests To consider street naming requests received (if there are any).	
PL24/044	Tree preservation orders To consider tree preservation orders received (if there are any).	
PL24/045	Anglian Water Smart Water Metering Network To consider pre-consultation letter and associated drawing regarding proposed communications installation for Arqiva's smart meter network for Anglian Water at Marshall Way, Sandars Road, Heapham Road Industrial Estate, Gainsborough Paper H	
PL24/046	Planning Training To confirm Member attendance at the below training: - Monday 25 September 2023 - 18:30 - 21:00 at Mulsanne Park Pavilion, 5 Field Close, Nettleham, Lincoln, Lincolnshire, LN2 2RX This course covers: <ul style="list-style-type: none"> • Overall context for the planning system; • What needs planning permission and what doesn't; • Making the decision (taking into account the policy framework and material considerations); • Who takes decisions; • Planning authority choices; • Appeals; • Neighbourhood Plans—status, scope, process, relationship with Local Plan. 	
PL24/047	Items for notification To receive any items for notification to be included on a future agenda – for information only	N/A
PL24/048	Time and date of next meeting To note the date and time of the next Planning committee is scheduled for 25 July 2023 at 7.00pm.	<i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>

PAPER A



DRAFT Minutes of the Planning Committee meeting

23 May 2023 at 7:00pm

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

Councillors Present

	Stuart Morley	James Plastow (Chairman)
	Liam Muggridge	James Ward
David Dobbie	Keith Panter	

Councillors Absent

Richard Craig		
Tim Davies		

In attendance:

Belina Boyer (TC)		Stephen Coulman (OM)
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Agenda no	Agenda item title	Resolution	Action	Power
PL24/001	Apologies for absence To note apologies for absence.	The Committee noted apologies for absence from Cllrs Craig and Davies.	N/A	<i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i>
PL24/002	Vice Chairman To appoint Vice Chairman for this committee.	The Committee elected Cllr Ward to the office of Vice Chairman to this committee.	N/A	<i>Local Government Act 1972, s15 (6)</i>
PL24/003	Declarations of interest To receive any declarations of interest in accordance with the	The were none.	N/A	<i>Localism Act 2011, s31.</i>

Initialled:

Agenda no	Agenda item title	Resolution	Action	Power
	requirements of the Localism Act 2011.			
PL24/004	Dispensation requests To consider any dispensation requests received by the Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.	There were none.	N/A	<i>Localism Act 2011, s33.</i>
PL24/005	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). Paper A – Planning Committee 25 April 2023	The Committee resolved to sign the minutes of the Planning Committee 25 April 2023 as a true record of that meeting.	ASO to publish.	<i>Local Government Act 1972, Sch 12, p41 (1).</i>
PL24/006	Proposed Waiting Restrictions - North Marsh Road, Gainsborough To note response from LCC regarding resolution for item PL23/262 at the meeting of 25 April 2023 Paper B	Noted	N/A	
Planning Applications				

Initialled:

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Agenda no	Agenda item title	Resolution	Action	Power
PL24/007	To consider planning application received. Application Ref No: 146516 (28/04/23, 28 days) Proposal: Application for approval of reserved matters for the erection of 1no. dwelling considering appearance, landscaping, layout and scale, following outline planning permission 141440 granted 6 October 2020. Location: Land to south of Warren House, 4 Foxby Warren, Gainsborough	The Committee resolved to support the application subject to a tree impact assessment being a condition for the application.	TC to submit 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>
PL24/008	To consider planning application received. Application Ref No: 146654 (11/05/23, 28 days) Proposal: Planning application for minor internal & external works including removal of ATM and external signage. Location: 21 Market Place, Gainsborough	The Committee resolved to support the application.	TC to submit to WLDC.	
PL24/009	To consider planning application received. Application Ref No: 146655 (11/05/23, 28 days) Proposal: Listed building consent for minor internal & external works	The Committee resolved to support the application.	TC to submit to WLDC.	

Initialed:

Agenda no	Agenda item title	Resolution	Action	Power
	including removal of ATM and external signage. Location: 21 Market Place, Gainsborough			
PL24/010	To consider planning application received. Application Ref No: 146662 (15/05/23, 28 days) Proposal: Planning application for proposed rear and first floor extension. Location: 21 Claythorne Drive, Gainsborough	The Committee resolved to support the application.	TC to submit to WLDC.	
PL24/011	To consider planning application received. Application Ref No: 146660 (15/05/23, 28 days) Proposal: Planning application for single storey rear extension. Location: 49 The Pines, Gainsborough	Cllr Plastow declared a personal interest and refrained from voting. The Committee resolved to support the application.	TC to submit to WLDC.	
Decision notices				
PL24/012	To note decision notice received. Application Ref No: 146315 GRANTED (delegated) Proposal: Listed building consent to remove and repair roof on the 2no. single storey extensions.	The Committee resolved to note the decision notice.	N/A	

Initialed:

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Agenda no	Agenda item title	Resolution	Action	Power
	Location: Richmond House, Morton Terrace, Gainsborough Paper C			
PL24/013	To note decision notice received. Application Ref No: 146338 GRANTED (delegated) Proposal: Planning application for single storey extension. Location: 4 Ropery Road, Gainsborough. Paper D	The Committee resolved to note the decision notice.	N/A	
PL24/014	To note decision notice received. Application Ref No: 146373 GRANTED (delegated) Proposal: Planning application for single storey rear extension and boundary wall. Location: 15 Heron Drive, Gainsborough Paper E	The Committee resolved to note the decision notice.	N/A	
PL24/015	To note decision notice received. Application Ref No: 146457 GRANTED (delegated) Proposal: Outline planning application to erect 1no. dwelling with all matters reserved. Location: Land at 2 Ash Grove, Gainsborough Paper F	The Committee resolved to note the decision notice.	N/A	

Initialled:

Agenda no	Agenda item title	Resolution	Action	Power
PL24/016	Street naming requests To consider street naming requests received (if there are any).	There were none.	N/A	
PL24/017	Tree preservation orders To consider tree preservation orders received (if there are any).	There were none.	N/A	
PL24/018	Willow tree on Bridge Street To consider response from WLDC regarding tree maintenance Paper G	The committee resolved to request for the willow tree to be added to this year's TPO inspection schedule and work to be carried out if required.	DC to write to WLDC.	
PL24/019	Proposed Waiting Restrictions - Northolme, Gainsborough To consider consultation from LCC regarding proposed waiting restrictions on Northolme Paper H	Cllr Plastow declared a personal interest and refrained from voting. The Committee resolved to support the proposed waiting restrictions.	DC to reply to consultation.	
PL24/020	Items for notification To receive any items for notification to be included on a future agenda – for information only	To note Planning Training available through LALC on 25 September 2023 at 18.30 in Lincoln.	All members to confirm availability to DC. DC to book places for all available members.	N/A
PL24/021	Time and date of next meeting To note the date and time of the next Planning committee is scheduled for 27 June 2023 at 7.00pm.	The committee noted the date and time of the next Planning Committee as scheduled for 27 June 2023 at 7:00pm.		<i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>

Initialed:

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The meeting closed at 7.54pm.

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

Ms Hayley Harris
Titan Containers
Thames View House
Wouldham Road
Grays, Essex
RM20 4XQ

Name and address of agent (if any)

Mr Peter Wilson
Emerson Architecture
48 Bramhall Drive
Washington
NE38 9DB

Part One – Particulars of application

Date of application:
22/02/2023

Application number:
146166

Particulars and location of development:

Planning application for the change of use of land for open storage B8 use class including siting of storage containers with associated parking

Land off Lea Road Gainsborough Lincolnshire DN21 1NA

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: 1064-EMR-00-00-D-A-00200 REV 04 dated 25/05/2023, 1064-EMR-00-00-D-A-00170 REV 02 dated 25/05/2023 and 1064-EMR-00-00-D-

A-00225 REV 02 dated 25/05/2023. 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 in the interests of proper planning

3. The development shall be carried out in accordance with the submitted flood risk assessment (ref: 2022097-FRA-001 Revision C, May 2023, Portland Consulting Engineers) and the following mitigation measures it details: Finished floor levels (FFL) of the office/welfare unit shall be set no lower than 7.25 metres above Ordnance Datum (AOD) as per section 4.2 of the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk and impact of flooding on the approved development and its occupants in accordance with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

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

4. The use hereby permitted under this permission shall not operate outside the following times:

- Monday to Sunday (7 days a week) – 7am to 7pm.

Reason: To protect the amenities of nearby properties and the locality in general in accordance with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

5. No containers or other development will be placed closer to the nearby residential development (Wintern Court) than that approved on the following drawings: 1064-EMR-00-00-D-A-00200 REV 04 dated 25/05/2023, 1064-EMR-00-00-D-A-00170 REV 02 dated 25/05/2023 and 1064-EMR-00-00-D-A-00225 REV 02 dated 25/05/2023. For clarity no containers/development to be placed within the greyed out area within the red line as shown below:



Reason: To protect the amenities of nearby properties and the locality in general in accordance with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. Up to 89 containers will be allowed on the site and no stacking of containers is permitted.

Reason: To protect the amenities of nearby properties and the locality in general in accordance with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

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 S1: The Spatial Strategy and Settlement Hierarchy, S6: Design Principles for Efficient Buildings, S8: Reducing Energy Consumption – Non-Residential Buildings, S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, S33: Non-designated Employment Proposals within Identified Settlements, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S54: Health and Wellbeing, S56: Development on Land Affected by Contamination and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (NPP 1 Sustainable Development, NPP 5 Protecting the Landscape Character, 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 is an acceptable development as it is supported by Policy S33: Non-designated Employment Proposals within Identified Settlements of the Central Lincolnshire Local Plan and the proposed development will not harm the character and appearance of the street-scene, nor the living conditions of neighbouring occupiers. The proposal will also not impact unacceptably on the local highway network or increase the risk of flooding and would not be detrimental to existing users and potential future users of the nearby Public Right of Way.

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: 14/06/2023

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

Mrs Chloe Source
Corporate Real Estate
1 Centenary Square
Birmingham

B1 1HQ

Name and address of agent (if any)

Mr Ryan Possnett
AXIS Architecture
Talbot Chambers
2-6 North Street
Sheffield
S1 2DH

Part One – Particulars of application

Date of application:
26/04/2023

Application number:
146654

Particulars and location of development:

Planning application for minor internal & external works including removal of ATM and external signage.

21 Market Place Gainsborough Lincolnshire DN21 2BU

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:

None.

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

None.

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

1. No remedial works to the area where the ATM was located shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;

1. A sample of the stone to be used on the external wall and the mortar mix, profile and finish; and,
2. Details of the internal over boarding and making good of the area where the ATM was located.

The works shall take place in accordance with the approved details and shall be completed within 12 months of the date of the approval in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing within 14 days following the completion of the works.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the listed building to comply with policy S53 and S57 of the Central Lincolnshire Local Plan 2023.

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 strict accordance with the following drawings:

- OS Site Location Plan;
- Proposed Plans Ground Floor General arrangement 26700-6624-GF-GA-PL1;
- Proposed Elevations Front Elevation 26700-6624-E1 PL1;

All received on 26 April 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.

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

None.

Notes to the Applicant

None.

Reasons for granting permission

The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S6: Design Principles for Efficient Buildings, Policy S13: Reducing Energy Consumption in Existing Buildings, Policy S37: Gainsborough Town Centre and Primary Shopping Area, Policy NS41: City and Town Centre Frontages, Policy S53: Design and Amenity and Policy S57: The Historic Environment of the Central Lincolnshire Local Plan in the first instance and NPP 1 Sustainable Development, NPP 2 Protecting the Natural Environment and Enhancing Biodiversity, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre of the Gainsborough Neighbourhood Plan and Policy M11 of the Core Strategy and the statutory duties within the 'Act' in the first instance as well as the provisions of the NPPF and guidance within the NPPG.

In light of this assessment it is considered that the proposed alterations preserve the special character and significance of the listed building, its setting and that of the adjoining listed buildings. The proposal would also preserve the character and appearance of the Gainsborough Town Conservation Area and no harm would arise to residential amenity. No harm would arise to highway safety and the proposal would not result in an adverse impact on the sterilisation of a minerals resource.

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: 15th June 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 D

Listed Building Consent

Name and address of applicant

Mrs Chloe Source
Corporate Real Estate
1 Centenary Square
Birmingham

B1 1HQ

Name and address of agent (if any)

Mr Ryan Possnett
AXIS Architecture
Talbot Chambers
2-6 North Church Street
Sheffield
S1 2DH

Part I – Particulars of application

Date of application
26/04/2023

Application no
146655

Particulars and location of development

Listed building consent for minor internal & external works including removal of ATM and external signage.

21 Market Place Gainsborough Lincolnshire DN21 2BU

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:

None.

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

None.

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

1. No remedial works to the area where the ATM was located shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;

1. A sample of the stone to be used on the external wall and the mortar mix, profile and finish; and,
2. Details of the internal over boarding and making good of the area where the ATM was located.

The works shall take place in accordance with the approved details and shall be completed within 12 months of the date of the approval in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing within 14 days following the completion of the works.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the host listed building.

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 strict accordance with the following drawings:

- OS Site Location Plan;
- Proposed Plans Ground Floor General arrangement 26700-6624-GF-GA-PL1;
- Proposed Elevations Front Elevation 26700-6624-E1 PL1;

All received on 26 April 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 work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

None.

Notes to the Applicant

None.

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.

Date: 15th June 2023

Signed:



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 E

Approval of Reserved Matters

Name and address of applicant

Mr R Spano
Villisca
3 Foxby Warren
Gainsborough
Lincolnshire
DN21 1PS

Name and address of agent (if any)

Mr Cook
Grey-Castle Architectural
21 High Street
Sturton By Stow
Lincoln
LN1 2AE

Part One – Particulars of application

Date of application:

27/04/2023

Application number:

146516

Particulars of planning permission reserving details for approval:

Outline planning application to erect 1no. dwelling with access to be considered and not reserved for subsequent applications

Application number: 141440

Particulars and location of development:

Application for approval of reserved matters for the erection of 1no. dwelling considering appearance, landscaping, layout and scale, following outline planning permission 141440 granted 6 October 2020.

Land to south of Warren House, 4 Foxby Warren, Gainsborough DN21 1PS

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **approval has been granted** in respect of the details referred to in Part One hereof for the purpose of the conditions imposed on the grant of planning permission referred to above subject to the following conditions:

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

NONE (See Outline Permission 141440)

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

NONE

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

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
 - PL/A1/501 Rev B dated January 2023 – Site Plan
 - PL/A1/502 Rev A dated January 2023 – Floor Plans
 - PL/A1/503 Rev B dated January 2023 – Elevation Plans
 - PL/A1/504 Rev A dated January 2023 – Landscaping 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 including the materials schedule on the elevations plan.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Neighbourhood Plan.

2. No occupation of the dwelling must take place until the driveway access and driveway identified on site plan PL/A1/501 Rev B dated January 2023 has been fully completed and retained for that use thereafter.

Reason: To ensure sufficient off street parking is available prior to occupation of the dwelling to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

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

3. All planting or turfing comprised in the approved details of landscaping (see landscaping plan in condition 1 above) 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 soft landscaping must be retained thereafter.

Reason: To ensure the approved soft landscaping is planted at the appropriate time and is replaced if fails to establish and provide screening of the side garden space to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Neighbourhood Plan.

Notes to the Applicant

Conditions on the Outline Permission

It is advised that details to deal with condition 4 (Tree Protection), 5 (Removal of Earth) and 8 (Drainage) of the outline permission are still to be submitted and approved by the Local Planning Authority. This must be completed within the trigger points set by the condition wording.

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 or Refusal

The decision has been considered against local policies S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains and S66 Trees, Woodland and Hedgerows of the Submitted Central Lincolnshire Local Plan 2023 and NPP5 Protecting the Landscape Character, NPP6 Ensuring High Quality Design and NPP7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan. Furthermore consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide. In light of this assessment the scale, appearance, landscaping and layout of the development is acceptable. The development would provide a single dwelling on the site which would not have an unacceptable harmful visual impact on the site or the surrounding area. It would not have a harmful impact on the living conditions of neighbouring dwellings or highway safety.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters that require addressing within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments or additional information to the proposal. 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: 15th June 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, then you must do so within six months of the date of this notice.** Appeals must be made on a Reserved Matters appeal form which may be downloaded from the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>. Alternatively appeal forms can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000.
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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.

- **Only the applicant possesses the right to appeal this decision.**

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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PAPER F

Outline Planning Permission

Name and address of applicant

Keepmoat Homes
C/O Agent
Quod
Capitol House
Bond Court
LS1 5SP

Name and address of agent (if any)

Miss Emma Bilton
Quod
Capitol House
Bond Court
Leeds
LS1 5SP

Part One – Particulars of application

Date of application:

23/12/2020

Application number:

142208

Particulars and location of development:

Planning application for variation of condition 16 of planning permission 138921 granted 29 August 2019 re: completion of roundabout.

Land at Foxby Lane Gainsborough Lincolnshire DN21 1PP

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 **outline 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 two years from the date of approval of the last of the reserved matters to be approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place within any phase until, plans and particulars of the appearance, layout and scale of the buildings to be erected and the landscaping of the site (hereinafter called “the reserved matters”) for that phase of the development have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before 5th July 2023.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

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

4. Development shall be carried out in chronological order as per the phasing plan 10754 302 dated July 2019 Rev P01. No development shall take place within a phase until a built development phasing plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with each built development phasing plan.

Reason: To ensure that the development is delivered in a structured way in.

5. No development shall take place on each phase until a wastewater and foul water strategy for each phase has been submitted to and approved in writing by the Local Planning Authority. The scheme for each phase shall be implemented as approved prior to the occupation of any dwellings.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with policy S21 of the Central Lincolnshire Local Plan.

6. No development shall take place within a phase until a scheme for the provision of affordable housing for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following –

- Statement justifying tenures proposed linking back to the Strategic Housing Market Assessment and Local Housing Needs Assessment work produced by West Lindsey District Council. The statement should also include how they have liaised with West Lindsey Strategic Housing Team and how this has informed tenure and splits proposed.
- Type of housing, number of bedrooms, sizes of the units and any other features;
- Marked up drawings detailing the plot numbers, housing types and sizes;
- Details of how the units will be secured, nomination agreement, and;
- Full planning viability assessment produced in line with Government guidance in place at the time.

The affordable housing shall be retained in accordance with the scheme.

Reason: In order to meet a specific housing need within the district in accordance with policy S22 of the Central Lincolnshire Local Plan.

7. No development shall commence within each phase until a schedule of landscape maintenance for a minimum period of five years from the completion of the development of that phase has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with S53 of the Central Lincolnshire Local Plan.

8. No development shall take place for each phase, including any works of demolition, until a Construction Method Statement for each phase has been submitted to, and approved in writing by the local planning authority for the relevant phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of noise, dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction
- viii. The means of access and routing for demolition and construction traffic.

Reason: In the interests of amenity and in accordance with policy S47 of the Central Lincolnshire Local Plan.

9. No development shall take place on each phase until a surface water drainage strategy incorporating SUDs for each phase has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall include –
- a management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by any public or statutory undertaker or any other arrangement to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved drainage scheme for that phase shall be implemented prior to occupation of any dwelling in that phase.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with policy S21 of the Central Lincolnshire Local Plan.

10. No development shall take place for each phase of the development until a scheme to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation for that phase has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved programme.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains of the site in accordance with policy S57 of the Central Lincolnshire Local Plan.

11. No development shall take place for each phase of the development until an ecological report including a mitigation strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be carried out in accordance with the approved strategy.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with policy S60 of the Central Lincolnshire Local Plan.

12. The permitted development shall not be occupied in a phase until a Travel Plan for that phase is submitted to and improved in writing by the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied and those implemented following occupation shall be retained thereafter.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

13. No development shall take place for each phase of development until a management and maintenance plan for any woodland areas for that phase has been submitted to and approved in writing by the Local Planning Authority. Each phase shall be in full accordance with their approved management and maintenance plan.

Reason: To ensure the appropriate management and maintenance of the woodlands in accordance with policy S66 of the Central Lincolnshire Local Plan.

14. Prior to occupation of a phase, details of cycleways and footpaths/crossings their management and maintenance and timing of delivery to serve that phase shall be submitted to and approved in writing by the Local Planning Authority. The cycleways and footpaths/crossing shall be retained for the lifetime of the development in accordance with their approved management and maintenance.

Reason: To encourage the use of alternative forms of transport to the site, other than the private car in accordance with policy S47 of the Central Lincolnshire Local Plan.

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

15. Demolition and/or Construction works shall only be carried out between the hours of 07:00 and 19:00 on Mondays to Fridays; and between 08:00 and 13:00 on Saturdays, with no demolition and/or construction works on Sundays and Bank Holidays unless specifically agreed in writing by the local planning authority beforehand.

Reason: To ensure appropriate mitigation for the impact on residential amenity caused by the construction phases of the development and to accord with policy S53 of the Central Lincolnshire Local Plan.

16. No dwelling shall be first occupied until the roundabout at Middlefield Lane has been completed. The roundabout at the junction of Foxby Hill and Lea Road shall be completed, prior to the occupation of the 100th dwelling or two years from the date of this permission, whichever is the earlier date. Both roundabouts shall be completed in accordance with the approved TTHC drawings M06052-A-140 Sheets

1 to 3 dated 14th December 2010 and to a final specification submitted to and agreed in writing by the Local Planning Authority, with the exception of:-

- the roundabout annotated as “I” on drawing M06052-A-140 sheet 2 of 3 which shall be completed before the first occupation of any dwelling other than within phase 1 as annotated on the approved drawing 10754 302 dated July 2019 Rev P01
- the roundabout annotated as “L” on drawing M06052-A-140 sheet 3 of 3 which shall be completed before the first occupation of any dwelling other than within phases 1, 2 and 3 as annotated on the approved drawing 10754 302 dated July 2019 Rev P01.

Reason: To ensure the provision of adequate access in the interests of highway safety in accordance with policy S47 of the Central Lincolnshire Local Plan.

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 application has been assessed in the first instance against the provisions of the development plan policies S1: The Spatial Strategy and Settlement Hierarchy, S2: Growth Levels and Distribution, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Development, S11: Embodied Carbon, S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, S22: Affordable Housing, S23: Meeting Accommodation Needs, S45: Strategic Infrastructure Requirements, S47: Accessibility and Transport, S51: Creation of New Open Spaces, Sports and Leisure Facilities, S53: Design and Amenity, S54: Health and Wellbeing, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains, S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value, S66: Trees, Woodland and Hedgerows, S68: Sustainable Urban Extensions, S70: Gainsborough Sustainable Urban Extensions, S76: Residential Development on Sustainable Urban Extensions of the Central Lincolnshire Local Plan as well as other material considerations and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance and policies NPP 1: Spatial Strategy, NPP 6: Design Principles, NPP 8: A Mix of Housing Types of the Gainsborough Town Neighbourhood Plan. In light of this assessment it is considered that the proposed variation is acceptable and the amendment to the triggers of the roundabout on Foxby Hill/Lea Road would not have an unacceptable impact on highway safety.

Date: 15/06/2023

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 six 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 the appropriate 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 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

PAPER G

View associated documents	
Application Number: 146891	Ward: Gainsborough South West
Decision: Observations/objections	Decision Level: Delegated
Proposal: Local Authority Consultation for a Pavement Cafe and Stalls Licence	Location: Ropery House, 2a, Ropery Road, Gainsborough, Lincolnshire, DN21 2NL
Applicant name: Lincolnshire County Council Applicant Address: Traffic Agreements & Searches Team, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX	Agent name: Agent address:
Case officer: Richard Green	
View associated documents	

Number of applications in this report: 15

PAPER H



Our Ref: ANW DN163

20th June 2023

The Town Clerk
Gainsborough Town Council
Richmond House
Richmond Park
Morton Terrace
Gainsborough
Lincolnshire
DN21 2RJ

Dear Sir/Madam,

PROPOSED COMMUNICATIONS INSTALLATION FOR ARQIVA'S SMART METER NETWORK FOR ANGLIAN WATER AT GAINSBOROUGH MARSHALL WAY, MARSHALL WAY, SANDARS, HAEPHAM ROAD INDUSTRIAL ESTATE, GAINSBOROUGH, LINCOLNSHIRE, PARTS OF LINDSEY, DN21 1RZ. NGR: E: 483397, N: 389581

WHP act as agents for Arqiva.

This letter is to draw your attention to a planning application to be submitted by WHP on behalf Arqiva and to provide contact details should you wish to enquire about it.

Arqiva owns, hosts and operates shared radio telecommunications infrastructure. It owns and operates the UK's TV and radio broadcasting transmitter network and it hosts a large number of other radio communications services on its sites.

The Anglian Water Smart Water Metering Network

The development proposed forms part of Arqiva's planned smart water metering network for Anglian Water. Anglian Water is the UK's largest water and wastewater services provider by geographic area with more than six million domestic and business customers in the east of England and Hartlepool. Anglian Water's 'Our Plan 2020-2025' includes the rollout of Smart Meters as a central component of its Water Management Plan. Table 6 on page 64 of the document includes the following statement.

"We are installing smart meters across our region to enable a step change in our customer communications, supporting our water efficiency initiatives. The Smart metering programme also has significant benefits for optimising our networks and supporting the delivery of our leakage strategy."



As part of this initiative, Arqiva will build and operate the smart water metering network for Anglian Water drawing upon our experience in delivering smart metering networks for gas and electricity operators in the North of England and Scotland, and for Thames Water in London.

In summary, the major benefits of smart metering will be:

- More efficient operation: with faster leak detection and repair; better fault finding; greater network visibility; enhanced supply/demand planning; and better capital investment/maintenance targeting.
- Better customer service: providing customers with clear, detailed information on their water usage and consumption patterns, enabling them to adjust their behaviour to save water, energy and money.
- Environmental protection: lower consumption and reduced leakage enable reduced abstraction; this in turn cuts carbon emissions from water treatment and distribution processes.
- Improved water resilience: reduced danger of demand outstripping supply.
- A platform for more frequent and better-quality engagement with Anglian Water customers on water efficiency offers, bespoke advice and tools for reducing consumption and bills – both water and energy - benefiting Water and fuel poverty agendas.

Anglian Water's Smart Water Metering Network, like all electronic communications networks, is to be supported by an infrastructure of operational sites with the required antennas and other apparatus needed to provide radio coverage to the local area. In that sense, they have similarities with cellular networks, with the Smart Meters, being the devices that must connect and communicate with the network antennas, rather than mobile devices.

The base stations must therefore be located in proximity to the premises that will be served and must be able to communicate with meters that are typically found in a boundary box buried in the ground at a property, or in the footpath.

Consistent with planning policy, the main sites that form the Smart Water Metering Network have been largely planned around sharing or using existing communication sites, buildings and structures and where this has not been possible, new ground-based masts. These main installations provide the main umbrella of coverage to larger geographical areas and premises within those areas.



However, there are still smaller settlements, peripheral areas and more remote locations that cannot be covered by these sites due to coverage constraints, often related to distance, topography or other environmental related factors. Hence, in order to provide more localised coverage to these areas, a secondary layer of sites are required and these are generally physically smaller. The application is in relation to a site that will require the introduction of a new installation to enable localised network provision.

As these sites are required to provide localised indoor coverage over very specific areas then the siting parameters for coverage reasons are narrow. The sites must also satisfy a range of operational criteria, such as good fibre connectivity, an existing power supply suitably high and resilient for an electronic communications network, a reasonable level of security, vehicular or pedestrian access for ongoing maintenance and security of tenure for the life of the smart water metering network contract. In addition, the site must be capable of being constructed without undue constraints and avoiding undue environmental disturbance, that for example, might be associated with creating new access tracks and supplying new power runs above or below ground.

We are preparing to make an application to the local planning authority and it is possible that in due course the authority may notify you about it.

If you have any comments about the proposal, please contact us within the next ten days so that your views can, if practicable, be taken into account before we make the application.

My contact details are given below.

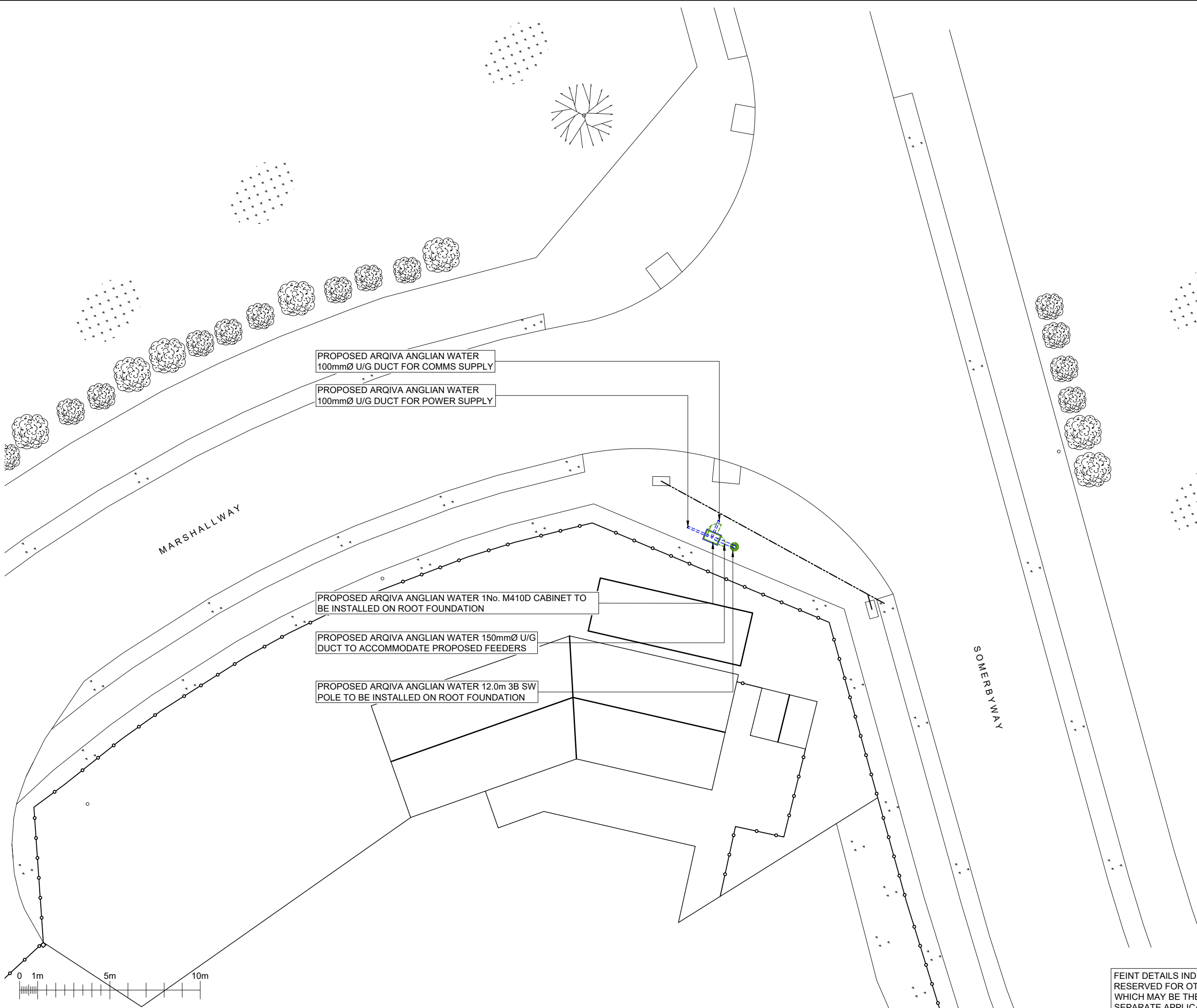
Yours faithfully,

Julia Marshall
j.marshall@whptelecoms.com

Enc: Drawing Numbers: DN163



NOTES



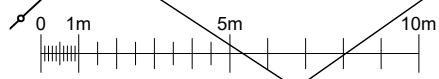
PROPOSED ARQIVA ANGLIAN WATER
 100mmØ U/G DUCT FOR COMMS SUPPLY

PROPOSED ARQIVA ANGLIAN WATER
 100mmØ U/G DUCT FOR POWER SUPPLY

PROPOSED ARQIVA ANGLIAN WATER 1No. M410D CABINET TO
 BE INSTALLED ON ROOT FOUNDATION

PROPOSED ARQIVA ANGLIAN WATER 150mmØ U/G
 DUCT TO ACCOMMODATE PROPOSED FEEDERS

PROPOSED ARQIVA ANGLIAN WATER 12.0m 3B SW
 POLE TO BE INSTALLED ON ROOT FOUNDATION



FEINT DETAILS INDICATE LOCATIONS
 RESERVED FOR OTHER PROPOSALS
 WHICH MAY BE THE SUBJECT OF
 SEPARATE APPLICATIONS

SITERA	12078962		
CELL No.	ANW_DN163		
PROJ No			
PROJ No			
PROJ No			
1.A	PROJ No 12078962 PLANNING		WHP
1	PROJ No 12078962 SITE RECORD	17/05/23	CP JHF
ISS	REVISION	DATE	DRN APP



Crawley Court, Winchester, Hampshire, SO21 2QA
 Tel. 01962 823434, Fax. 01962 822378

SITE No 322381
 GAINSBOROUGH MARSHALL WAY
 MARSHALL WAY
 SANDARS, HAEPHAM ROAD INDUSTRIAL ESTATE
 GAINSBOROUGH
 LINCOLNSHIRE, PARTS OF LINDSEY
 DN21 1RZ

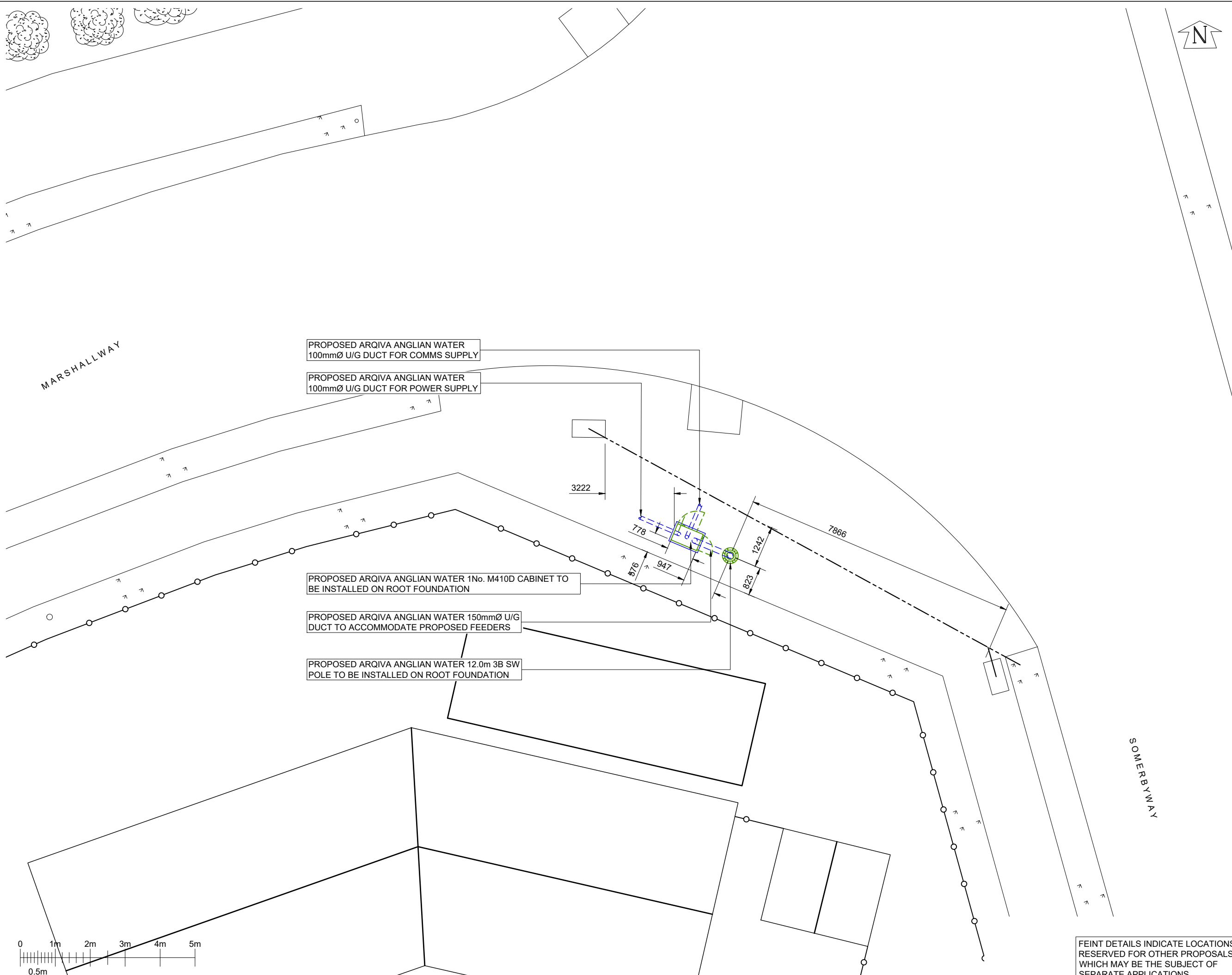
NGR SK 83397 89581
 OS GRID 483397 389581

TITLE
 SITE PLAN
 PROPOSED
 ARQIVA (ANGLIAN WATER)

SCALE 1:200

DRAWN	CP	12/05/23
APPROVED	JHF	17/05/23

DRG No. 322381-01-100-MD001 Sheet 1 of 1 Rev 1.A



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NOTES

SITERA	12078962	
CELL No.	ANW_DN163	
PROJ No		
PROJ No		
PROJ No		
PROJ No	12078962	
1.A	PLANNING	WHP
1	PROJ No 12078962 SITE RECORD	17/05/23 CP JHF
ISS	REVISION	DATE DRN APP

arqiva

Crawley Court, Winchester, Hampshire, SO21 2QA
 Tel. 01962 823434, Fax. 01962 822378

SITE No **322381**
GAINSBOROUGH MARSHALL WAY
 MARSHALL WAY
 SANDARS, HAEPHAM ROAD INDUSTRIAL ESTATE
 GAINSBOROUGH
 LINCOLNSHIRE, PARTS OF LINDSEY
 DN21 1RZ

NGR SK 83397 89581
 OS GRID 483397 389581

TITLE
EQUIPMENT PLAN
PROPOSED
ARQIVA (ANGLIAN WATER)

SCALE 1:100

DRAWN	CP	12/05/23
APPROVED	JHF	17/05/23

DRG No. **322381-01-101-MD001** Sheet 1 of 1 Rev **1.A**

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

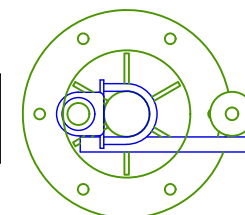
PROPOSED ANTENNA DETAILS

I.D. No.	ITEM	TYPE / SIZE	BEARING	MEAN HEIGHT	ELEC TILT	FUNC.	FEEDER LENGTH	FEEDER TYPE	LNA/ MHA	No. OF FEEDERS	RET/ VET
TBC	A1	JAYBEAM 4220.06-405-T0	OMNI	13.83m	0°	Tx/Rx	16.0m	LCF78-50	0	1	NO
TBC	A2	TRIMBLE BULLET III GPS	0° E.T.N.	12.4m	0°	Tx/Rx	15.0m	CNT400	0	1	NO
TBC	A3	SIRIO SO-918-2	0° E.T.N.	3.8m	0°	Tx/Rx	7.0m	CNT400	0	1	NO

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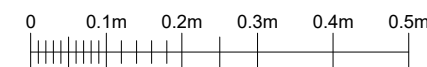
NOTES

PROPOSED ARQIVA ANGLIAN WATER A1 OMNI ANTENNA AT 13.83m MEAN

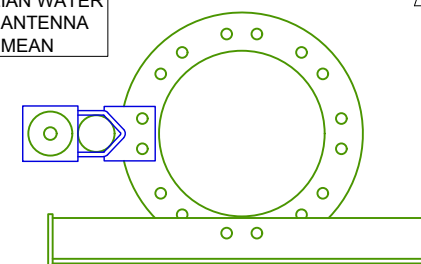


PROPOSED ARQIVA ANGLIAN WATER A2 GPS MODULE AT 12.4m MEAN

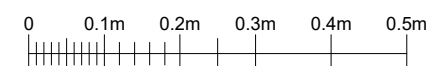
TOWER PLAN AT 13.83m
SCALE 1:10



PROPOSED ARQIVA ANGLIAN WATER A3 3G OMNI ANTENNA AT 3.8m MEAN



TOWER PLAN AT 3.8m
SCALE 1:10



PROPOSED ARQIVA 1No. OMNI ANTENNA AT 13.83m AGL TO BE INSTALLED ON PROPOSED ADAPTOR BRACKET

PROPOSED ARQIVA 1No. GPS ANTENNA AT 12.4m AGL TO BE INSTALLED ON PROPOSED ADAPTOR BRACKET

PROPOSED ARQIVA ANGLIAN WATER 1No. LCF78-50 & 2No. CNT-400 FEEDERS TO BE INSTALLED UTILISING PROPOSED U/G DUCT AND RUN INTERNALLY UP MONOPOLE

PROPOSED ARQIVA ANGLIAN WATER 12.0m 3B SW POLE TO BE INSTALLED ON ROOT FOUNDATION

PROPOSED ARQIVA ANGLIAN WATER 1No. 3G OMNI ANTENNA AT 3.8m AGL TO BE INSTALLED ON PROPOSED MOUNTING STEELWORK

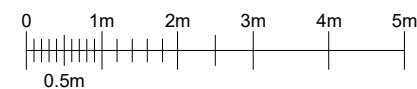
PROPOSED ARQIVA 1No. M410D CABINET TO BE INSTALLED ON ROOT FOUNDATION

13.83m

12.4m
12.0m TOP OF STRUCTURE

3.8m

EAST ELEVATION



FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

SITERA	12078962
CELL No.	ANW_DN163
PROJ No	
PROJ No	
PROJ No	
PROJ No	12078962
1.A PLANNING	WHP
1 PROJ No	12078962
1 SITE RECORD	17/05/23 CP JHF
ISS	REVISION DATE DRN APP

arqiva

Crawley Court, Winchester, Hampshire, SO21 2QA
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TITLE
ELEVATION
PROPOSED
ARQIVA (ANGLIAN WATER)

SCALE 1:100

DRAWN	CP	12/05/23
APPROVED	JHF	17/05/23

DRG No. Sheet 1 of 1 Rev
322381-01-150-MD001 1.A