

# Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: [gainsborough-tc.gov.uk](http://gainsborough-tc.gov.uk)



## PLANNING COMMITTEE AGENDA

### To: Committee members:

Councillor Richard Craig  
Councillor Michael Devine  
Councillor Stuart Morley  
Councillor Keith Panter  
Councillor James Ward

Councillor Tim Davies  
Councillor David Dobbie  
Councillor Liam Muggridge  
Councillor James Plastow

**Notice** is hereby given that a meeting of the **Planning Committee** which will be held on **Tuesday 28 November 2023** commencing at **7:00pm** in the meeting room, **Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ** and your attendance at such meeting is hereby requested to transact the following business.

## AGENDA

### **PL24/136 Apologies for Absence**

To note apologies for absence.

### **PL24/137 Public Participation Period**

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. A period of up to 15 minutes is permitted for public participation. Participants are restricted to 3 minutes each. Please see the [Council's Public Participation at Meetings Policy](#) and [Standing Orders](#) 3 f-i for details.

### **PL24/138 Declarations of Interest**

To receive any declarations of interest in accordance with the requirements of the Localism Act 2011.

### **PL24/139 Dispensation Requests**

To consider any dispensation requests received by the Town Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.

### **PL24/140 Items for Exclusion of Public and Press**

To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items.

**PL24/141 Minutes of the Previous Meeting**

To receive the minutes of the previous Planning Committee meeting and resolve to sign these as a true and accurate record.

**Paper A** Tuesday 24 October 2023 (pages 5 to 11)

**PL24/142 Planning Application**

To consider planning application received.

**[Application Ref No: 147416 \(25/10/23, 28 days\)](#)**

**[Proposal: Planning application to erect second storey side extension.](#)**

**[Location: 38 Hill Crescent, Gainsborough](#)**

**PL24/143 Planning Application**

To consider planning application received.

**[Application Ref No: 146967 \(27/10/23, 28 days\)](#)**

**[Proposal: Planning application for solar PV installation on existing school roof](#)**

**[Location: Gainsborough Educational Village, Sweyn Lane, Gainsborough](#)**

**PL24/144 Planning Application**

To consider planning application received.

**[Application Ref No: 147511 \(01/11/23, 28 days\)](#)**

**[Proposal: Planning application for change of use from an a public convenience block to a Café \(Use Class E\) with external alterations and creation of a bin storage area.](#)**

**[Location: Whittons Gardens, Caskgate Street, Gainsborough](#)**

**PL24/145 Planning Application**

To consider planning application received.

**[Application Ref No: 147177 \(01/11/23, 28 days\)](#)**

**[Proposal: Planning application to install a traditional Victorian awning.](#)**

**[Location: 5-7 Market Place, Gainsborough](#)**

**PL24/146 Planning Application**

To consider planning application received.

**[Application Ref No: 147178 \(01/11/23, 28 days\)](#)**

**[Proposal: Listed building consent to install a traditional Victorian awning.](#)**

**[Location: 5-7 Market Place, Gainsborough](#)**

**PL24/147 Planning Application**

To consider planning application received.

**[Application Ref No: 147536 \(10/11/23, 28 days\)](#)**

**[Proposal: Planning application for change of use of vacant Baltic Mill site into a landscaped area.](#)**

**[Location: Land off Bridge Street, Baltic Mill Lane, Gainsborough](#)**

**PL24/148 Decision Notice**

To note decision notice received.

**Application Ref No: 147230 GRANTED** (delegated)

Proposal: Planning application for alterations and single storey extension with

attached car port.

Location: 41 Heaton Street, Gainsborough

**Paper B** (pages 12 to 30)

**PL24/149 Decision Notice**

To note decision notice received.

**Application Ref No: 147316 GRANTED** (delegated)

Proposal: Application for advertisement consent to display 2no. built up Spar illuminated logos, 2no. Daily Deli fascia signs, digitally printed window graphics, 5m tall illuminated pole sign (double sided), 2no. mesh style banner frames into ground and 5no. lockable poster frames.

Location: Spar Parkside Way, Gainsborough

**Paper C** (pages 31 to 41)

**PL24/150 Street Naming Requests**

To consider street naming request received for new development off Horsley Road.

**Paper D** (pages 42 to 45)

**PL24/151 Tree Preservation Orders**

To consider tree preservation orders received (if there are any).

**PL24/152 Community Infrastructure Levy (CIL)**

To receive communication from WLDC regarding CIL liable permissions since its adoption in January 2018 and status of each one.

**Paper E** (pages 46 to 59)

**PL24/153 Dropped Kerbs**

To note a complaint regarding dropped kerbs throughout the town and consider supporting the complaint and forwarding it to the Highways Authority.

**Paper F** (pages 60 to 61)

**PL24/154 White's Wood Lane Traffic Calming**

To receive verbal update regarding complaint received about speeding cars on White's Wood Lane PL24/104.

**PL24/155 Items for Notification**

To receive any items for notification to be included on a future agenda (for information only)

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**PL24/156 Time and Date of Next Meeting**

To note the date and time of the next Planning Committee meeting is scheduled for Wednesday 20 December 2023 at 7:00pm.

Rachel Allbones  
Interim Town Clerk

Richmond House  
Gainsborough

Thursday, 23 November 2023

# PAPER A

# Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: [gainsborough-tc.gov.uk](http://gainsborough-tc.gov.uk)



## DRAFT PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on **Tuesday 24 October 2023** at **7:00pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

**Councillors Present:** Councillor James Plastow (Chairman)  
Councillor Michael Devine Councillor David Dobbie  
Councillor Liam Muggridge

**In Attendance:**  
Rachel Allbones Interim Town Clerk

### PL24/107 Apologies for Absence

Apologies for absence were received from Councillors R Craig, T Davies, S Morley and K Panter.

### PL24/108 Declarations of Interest

No declarations of interest were made.

### PL24/109 Dispensation Requests

No dispensation requests were received.

### PL24/110 Items for Exclusion of Public and Press

No items for exclusion of public and press.

### PL24/111 Minutes of the Previous Meeting (Paper A)

Councillor Dobbie informed the Committee that the lampposts number on Whiteswood Lane were numbers 1 & 2.

**RESOLVED:** that the minutes of the Planning Committee meeting held on Tuesday 26 September 2023 be approved as a as a true and accurate record and signed by the Chairman.

Note: Councillor L Muggridge abstained from voting on the above resolution.

### PL24/112 Planning Application

[Application Ref No: 147359 \(25/09/23, 28 days\)](#)

Proposal: Listed building consent to change the use from 1no. shop, 2no. flats and a dance hall to 1no. shop, 3no. dwellings and 2no. flats  
Location: 80-82 Church Street, Gainsborough

**RESOLVED:** to support the application.

**PL24/113 Planning Application**

Application Ref No: 147333 (28/09/23, 28 days)

Proposal: Planning application for 2no. shopfronts to form 2no. retail units and 5no. residential flats including replacement windows and full internal and external refurbishments.

Location: 27 Silver Street, Gainsborough

**RESOLVED:** to support the application. The Council supports the Shop Front Improvement Scheme and Town Centre living.

**PL24/114 Planning Application**

Application Ref No: 147334 (28/09/23, 28 days)

Proposal: Listed building consent for 2no. shopfronts to form 2no. retail units and 5no. residential flats including replacement windows and full internal and external refurbishments.

Location: 27 Silver Street, Gainsborough

**RESOLVED:** to support the application. The Council supports the Shop Front Improvement Scheme and Town Centre living.

**PL24/115 Planning Application**

Application Ref No: 147316 (29/09/23, 28 days)

Proposal: Application for advertisement consent to display 2no. built up Spar illuminated logos, 2no. Daily Deli fascia signs, digitally printed window graphics, 5m tall illuminated pole sign (double sided), 2no. mesh style banner frames into ground and 5no. lockable poster frames.

Location: Spar, Parkside Way, Gainsborough

**RESOLVED:** to question if the height of the illuminated totem is appropriate for a housing estate.

**PL24/116 Planning Application**

Application Ref No: 147368 (4/10/23, 28 days)

Proposal: Advertisement consent for 1no. illuminated fascia sign to building, 1no. illuminated lozenge sign to canopy, 1no. illuminated totem sign.

Location: Lincolnshire Cooperative Ltd, Corringham Road, Gainsborough

**RESOLVED:** to support the application.

**PL24/117 Planning Application**

Application Ref No: 147371 (12/10/23, 28 days)

[Proposal: Outline planning application for to erect 20no. apartments with all matters reserved.](#)

[Location: Land on corner of North Street, Gainsborough](#)

**RESOLVED: RESOLVED:** to **OBJECT** to the application as the site is located within the Britannia Conservation area which includes a number of listed buildings and concerned that elements of the building are not in keeping with the Conservation area.

The access is close to the busy Spital Terrace/ North Street roundabout which can be congested at peak times and the proximity to the signalised crossing and car parking bay adjoining the site.

The refuse vehicles would cause a traffic hazard, this would be on weekly basis as wouldn't be able to wait clear of the carriageway on Spital Terrace. Not only would this be for refuse vehicles, but other larger vehicles used for deliveries as well.

The green space has become a welcomed area in the town and would be a loss of landscaping.

#### **PL24/118 Planning Application**

[Application Ref No: 147437 \(16/10/23, 28 days\)](#)

[Proposal: Planning application for change of use of vacant spaces on the 1st, 2nd & 3rd floors from E\(a\)-Retail to \(C3\)-residential accommodation, internal alterations to form 5no. residential units including installation of 4no. windows to rear elevation.](#)

[Location: 4 Silver Street, Gainsborough](#)

**RESOLVED:** to support the application. The Council supports Town Centre living.

#### **PL24/119 Planning Application**

[Application Ref No: 147438 \(16/10/23, 28 days\)](#)

[Proposal: Listed building consent for change of use of vacant spaces on the 1st, 2nd & 3rd floors from E\(a\)-Retail to \(C3\)-residential accommodation, internal alterations to form 5no. residential units including installation of 4no. windows to rear elevation.](#)

[Location: 4 Silver Street, Gainsborough](#)

**RESOLVED:** to support the application. The Council supports Town Centre living.

#### **PL24/120 Decision Notice (Paper B)**

**Application Ref No: 146960 GRANTED** (delegated)

Proposal: Planning application for removal of existing shopfronts and canopy with installation of replacement lean-to canopy and new hardwood timber shopfronts, replacement of shop windows on western elevation to match proposed south elevation shop fronts, and removal of external lighting fixtures from south elevation.

Location: The Old Town Hall 36 Lord Street Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.



**PL24/121 Decision Notice (Paper C)****Application Ref No: 147091 GRANTED** (delegated)

Proposal: Planning application to renew the shopfront - retain the existing structure and install a traditional timber shopfront, rebuild the top of the chimney, and replace plastic rainwater goods with cast iron.

Location: 37, Lord Street, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/122 Decision Notice (Paper D)****Application Ref No: 147093 GRANTED** (delegated)

Proposal: Listed building consent to renew the shopfront - retain the existing structure and install a traditional timber shopfront, rebuild the top of the chimney, and replace plastic rainwater goods with cast iron.

Location: 37 Lord Street, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/123 Decision Notice (Paper E)****Application Ref No: 144221 GRANTED** (delegated)

Proposal: Planning application for the erection of an Extra Care home (Class C2) containing up to 48no. apartments of mixed one and two bedroom apartments, with associated amenities, staff facilities, landscaping and parking.

Location: Former Cedars Residential Home, Morton Terrace, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/124 Decision Notice (Paper F)****Application Ref No: 146926 GRANTED** (Planning Committee)

Proposal: Planning application to replacement shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

Location: 1 Silver Street, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/125 Decision Notice (Paper G)****Application Ref No: 146927 GRANTED** (Planning Committee)

Proposal: Listed building consent to replace shopfront and facade, introduction of 3no. new shopfronts, renovation and refurbishment of interior spaces to create new shop floor and 3no. flats above.

Location: 1 Silver Street, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/126 Decision Notice (Paper H)****Application Ref No: 146815 GRANTED** (Planning Committee)

Proposal: Planning application for the refurbishment of the front facade, replacement roof covering and conversion of upper floor into 1no. residential unit.

Location: 1-5 Lord Street, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/127 Decision Notice (Paper I)**

**Application Ref No: 147129 GRANTED** (delegated)

Proposal: Planning application to retain extensions to the side and front

Location: 19 Ravendale Road, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/128 Decision Notice (Paper J)**

**Application Ref No: 147152 GRANTED** (delegated)

Proposal: Planning application for proposed single storey rear extension and internal alterations.

Location: 46 Spital Hill, Gainsborough

**RESOLVED:** to **NOTE** the decision notice received.

**PL24/129 Street Naming Requests**

No street naming requests were received.

**PL24/130 Tree Preservation Orders**

No street naming requests were received.

**PL24/131 Anglian Water Smart Water Metering Network (Paper K)**

**RESOLVED:** to **NOTE** the pre-consultation letter and associated drawing regarding proposed communications installation for Arqiva's smart meter network for Anglian Water at The Avenue, Gainsborough, but have no comments.

**PL24/132 Community Infrastructure Levy (CIL) (Paper L)**

**RESOLVED:** to defer until the next meeting due to part of the report was missing and a further update had been received from WLDC.

**PL24/133 Gainsborough Neighbourhood Plan (Paper M)**

**RESOLVED:** to **NOTE** the Working Group terms of reference and Members of the group, the two vacancies on the working group to be put to the next Full Council meeting.

**PL24/134 Items for Notification**

**RESOLVED:** to **NOTE** items for notification to be included on a future agenda.

- Whiteswood Lane Traffic Calming
- Roses Sports Ground TPO Request

Members were informed that the Tree and Landscape Officer at WLDC had advised that *"According to tree surveys carried out in 2016 and 2022 the tree on the left is a hawthorn that was classed as low quality (category C), and the tree on the right was classed as category U in 2016 which means it is of such poor quality it was either already dead, or was in such poor quality that it had less than 10 years life expectancy remaining and is unsuitable for retention.*

*This one had already been felled before the tree survey in 2022 because of its poor condition.”* Members **NOTED** the response agreed not to take it any further.

**PL24/135 Time and Date of Next Meeting**

**RESOLVED:** to **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 28 November 2023 at 7:00pm at Richmond House, Morton Terrace.

The meeting closed at 7:54pm

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

DRAFT

# PAPER B

## Planning Permission

Name and address of applicant

Mr Carlton Bradley  
Cliff Bradley & Sons Funeral Directors  
41 Heaton Street  
Gainsborough  
Lincolnshire  
DN21 2EA

Name and address of agent (if any)

Mr Tony Arthy  
ARQ design  
14 Middle Street  
Corringham  
Gainsborough  
DN21 5QS

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### Part One – Particulars of application

Date of application:  
12/09/2023

Application number:  
147230

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Particulars and location of development:

Planning application for alterations and single storey extension with attached car port

41 Heaton Street Gainsborough Lincolnshire DN21 2EA

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### 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: ARQ/1195/01, ARQ1195/02, ARQ1195/03 and ARQ1195/04 received 12<sup>th</sup> September 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 and Policy S53 of the Central Lincolnshire Local Plan.

3. The development must be completed in strict accordance with the external materials listed on the application form and on drawing ARQ1195/04 received, 12<sup>th</sup> September 2023.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

4. The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in Section 8.5 of the submitted Flood Risk Assessment, received 12<sup>th</sup> September 2023.

Reason: To prevent flooding and protect future residents to accord with the National Planning Policy Framework and local 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:**

None.

**Notes to the Applicant**

**COMMUNITY INFRASTRUCTURE LEVY**

Please be aware that as of the 22<sup>nd</sup> 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](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://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 in light of relevant development plan policies namely S1: The Spatial Strategy and Settlement Hierarchy, S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan. Relevant guidance in the NPPF has also been considered.

In light of the assessment outlined in this report, it is considered that subject to conditions, the proposed development is acceptable on its merits. It is therefore recommended that planning permission is granted subject to conditions.

### **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: 7<sup>th</sup> November 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](mailto:customer.services@west-lindsey.gov.uk) or by asking any of the Customer Services staff.





## **Officers Report**

### **Planning Application No: 147230**

**PROPOSAL:** Planning application for alterations and single storey extension with attached car port.

**LOCATION:** 41 Heaton Street Gainsborough Lincolnshire DN21 2EA  
**WARD:** Gainsborough South West

**TARGET DECISION DATE:** 07/11/2023  
**DEVELOPMENT TYPE:** Minor - all others  
**CASE OFFICER:** Dan Galpin

**RECOMMENDED DECISION:** Grant (subject to conditions)

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**Description:** The site is located at 41 Heaton Street which is situated to the south-west of Marshalls Yard and to the south of Gainsborough Town Centre. The site occupies an area of visual transition with retail/commercial development being located to the north-east, east and south and residential development being located to the north and north-west at Albert Terrace and Heaton Street. There are also residential dwellings to the immediate south at Torr Street. The site is located within Flood Zone 3 which is considered to be at the highest risk of flooding.

Planning permission is being sought for alterations to the fenestration of the existing funeral director building and a single storey side extension to the north of the building. This would facilitate the loading of funeral vehicles. There would also be the loss of the existing garage on the principal (west elevation).

#### **Relevant history:**

**116552** – Planning Application to replace existing fencing along Heaton Street/Torr Street with new metal black powder coated palisade fencing 1.8m high. GC – 3<sup>rd</sup> October 2005.

**120533** – Planning Application to erect new pitched roof to form office and storage accommodation for Cliff Bradley & Sons. GC – 19<sup>th</sup> July 2007.

**122521** – Planning Application to erect new pitched roof to form office and storage accommodation for Cliff Bradley & Sons. GC – 28<sup>th</sup> August 2008.

#### **Representations:**

Chairman/Ward Member(s)

No representations received to date.

## Gainsborough Town Council

Support.

## Local Residents

No representations received to date.

## LCC Highways/Lead Local Flood Authority

No objection – *This proposal is for alterations and single storey extension with attached car port, and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.*

## WLDC Archaeology

No archaeological input required.

## WLDC Conservation Officer

No objection – *‘The Grade II Listed Building to the south of the site is an early 20th century shopfront. The proposed development is for an extension to an existing funeral director to form a carport. The finish would be cream render and flat roof with an anthracite/fascia finish. Although the proposal would be visible from public vantage points, the visual intrusion would be so minimal that there would be no impact on the setting of the Listed Building which is nearly 100 metres to the south. The proposal would therefore at least preserve its setting. The proposal would be seen very much within the context of modern commercial development on Trinity Street.’*

**ECM Checked: 7<sup>th</sup> November 2023**

## **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (CLLP) (adopted in April 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

## Development Plan

- **Central Lincolnshire Local Plan (Adopted April 2023)**

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S6: Design Principles for Efficient Buildings

Policy S13: Reducing Energy Consumption in Existing Buildings  
Policy S21: Flood Risk and Water Resources  
Policy S47: Accessibility and Transport  
Policy S49: Parking Provision  
Policy S53: Design and Amenity  
Policy S57: The Historic Environment  
Policy S60: Protecting Biodiversity and Geodiversity  
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

- **Gainsborough Neighbourhood Plan**

The relevant policies include:

Policy NPP1: Sustainable Development  
Policy NPP5: Protecting the Landscape Character  
Policy NPP6: Ensuring High Quality Design  
Policy NPP7: Ensuring High Quality Design in each Character Area  
Policy NPP18: Protecting and Enhancing Heritage Assets

National Policy & Guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**
- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Model Design Code (2021)**

**Main issues**

- Principle of Development
- Visual Amenity
- Residential Amenity
- Heritage Conservation
- Highways
- Ecology & Biodiversity
- Climate Change
- Other Matters

**Assessment:**

Principle of Development (including Flood Risk)

The site is located within the developed footprint of Gainsborough which is a designated as a 'Main Town' (Tier 2) for the purposes of Policy S1 which establishes a settlement hierarchy for development. Gainsborough is the main focal point for growth within West Lindsey both in terms of allocated housing development but also in employment, commercial and retail growth.

Extensions and alterations to existing buildings are acceptable in principle in their own right providing that a development proposal can be classified as an

extension to an existing building rather than a new building or a significant intensification of activity on site. There would be a number of alterations to the fenestration of the principal (west) elevation and the removal of the garage doors. These alterations are minor in nature and are considered to be acceptable in principle. It should also be noted that at under four metres in height and 100 square metres in area, the proposed development would potentially meet the criteria for constituting permitted for the purposes of Schedule 2 Part 7 Class A of Town and Country Planning Act (General Permitted Development) (England) Order 2015. This is afforded modest weight in favour of the development due to the potential for a fall-back position.

The requirements of Policy S33 are noted. However, it is not considered that the proposed development would represent an expansion of an existing employment operation. The proposed development would not result in an increase in the existing employment provision on site. The proposed development is for a car port extension and alterations to the fenestration of the existing building. It is considered to represent an extension/reconfiguration of the site rather than an expansion.

The proposed development by virtue of its nature, scale, siting and form is subservient to the existing funeral director building is considered to be acceptable in principle with regards to Policy S1.

### Flood Risk

Policy S21 of the CLLP states that when assessing flood risk, all development proposals will be assessed against the NPPF. The site is entirely within Flood Zone 3 which is at the highest risk of flooding. According to Environment Agency (EA) mapping, the application site is located entirely within Flood Zone 3 (Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. Paragraphs 159 and 167 of the NPPF respectively require that development should be diverted away from areas at the highest risk of flooding and that all development proposals should not increase the risk of flooding elsewhere. The flood map below shows the spatial context:

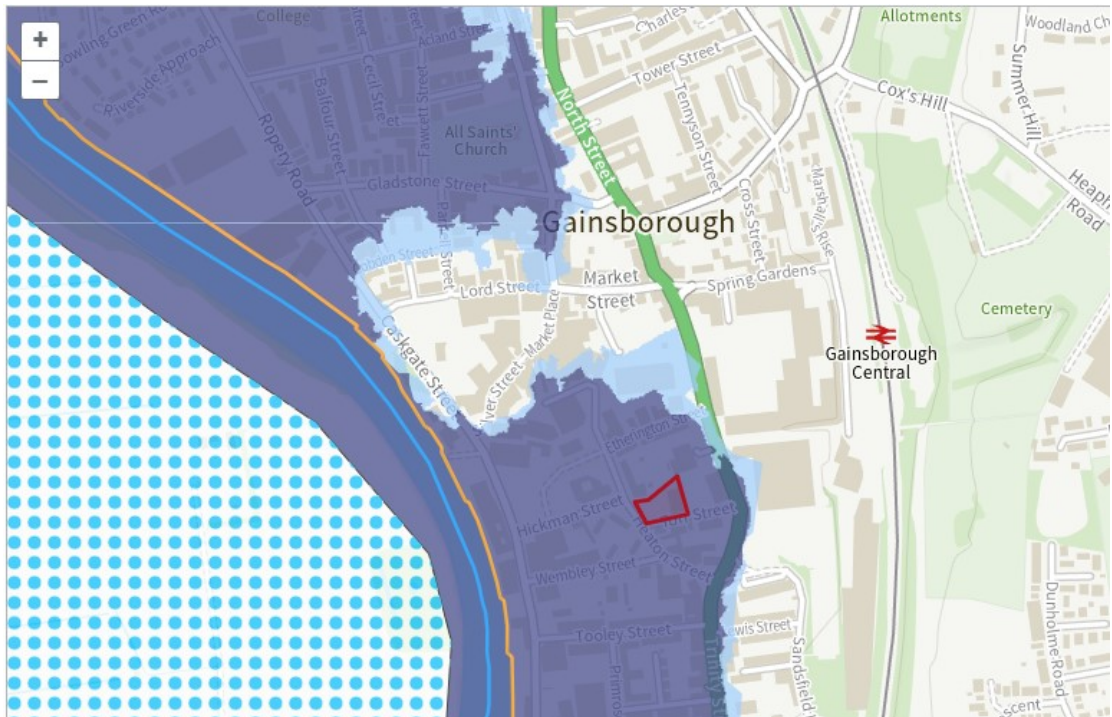


Figure 1: EA Flood Risk Mapping – <https://flood-map-for-planning.service.gov.uk/>

Footnote 55 of the NPPF states that all development within Flood Zones 2 and 3 should be accompanied by a site-specific Flood Risk Assessment (FRA). In Flood Zone 1, development over 1 hectare in scale or areas identified by the EA should also be accompanied by an FRA. Most development within Flood Zone 3 is required to pass the sequential test and sometimes the exceptions test. However, Footnote 56 subsequently outlines that:

*This includes householder development, small non-residential extensions (with a footprint of less than 250m<sup>2</sup>) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.*

The above is further confirmed by the Planning Practice Guidance (PPG) (Paragraph: 027 Reference ID: 7-027-20220825). The proposed extension would have a footprint of approximately 100 square metres and therefore does not have to pass the sequential test. With regards to the exceptions test, the PPG contains the following information:

Flood Zones	Flood Risk Vulnerability Classification			
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓

Figure 2: Table 2: Flood Risk Vulnerability and Flood Zone 'Incompatibility'

The site does not classify as a non-residential use for a health service, nursery or educational establishment under 'more vulnerable' uses and therefore is considered to be a 'less vulnerable' form of development for the purposes of Annex 3 of the NPPF. The proposal would constitute as professional service:

*'Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.'*

The proposed development is therefore not required to pass the exceptions test. The only requirement is for the applicant to submit a Flood Risk Assessment that demonstrates the proposed development does not increase the risk of flooding elsewhere and that any users would be 'safe' for the lifetime of the development.

The Flood Risk Assessment outlines that the proposed development would discharge surface water to the closest combined sewer. Whilst not sequentially preferable in terms of sustainable drainage strategies, the site is located on existing hardstanding and therefore would not increase the risk of flooding. The underlying clay also prevents the site positive draining via infiltration due to clays not being permeable. In this circumstance, the method of surface water drainage is considered to be acceptable.

The site is below the 1:100-year flood event level from the River Trent. However, the existing flood defences prevent flooding up to 6.9 metres AOD and the 1:100-year extent of flooding from the River Trent is anticipated to be 6.4 metres AOD considering the impact of climate change. The Flood Risk Assessment also outlines that the following mitigation will be utilised:

Some of the measures are straightforward and can easily be at the construction stage:

- Solid ground floors rather than timber joists and boards
- Solid internal walls with applied plaster finish rather than brick or drylined construction.
- Tiled finished to floors rather than wooden boards, carpets.
- Timber, metal or plastic carcass and units for kitchen mdf or chipboard.
- Flood resistant external doors.
- Electrical and telecoms sockets and junction/distribution higher level (at least 1m above the ground floor level above potential flood levels).

*Figure 3: Flood Risk Assessment, Paragraph 8.4 - Page 9*

Due to the nature, scale and siting of the proposed development, it is considered that the assessment of the overall flood risk, the risk to the development proposed and the proposed mitigation is acceptable. One condition will be attached to the decision notice requiring that the development is carried out in accordance with the mitigation in Section 8.5 of the FRA.

It is therefore considered that the proposed development is in accordance with Policy S21 of the CLLP, Policy 1 of the GNP and Section 14 of the NPPF.

### Visual Amenity

Policy S53 of the CLLP requires that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place which demonstrates a sound understanding on their context. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing, and form. Important views into, out of and through a site should also be safeguarded.



The proposed development would measure just over three metres in height with the roof falling very slightly towards the rear of the main building. The side projection would measure just over 6.5 metres in width and would project just over two metres from the rear elevation. This is considered to be an acceptable scale and would remain subservient to the existing building.

It is proposed to finish the extension with cream render and the roof with uPVC fascia detail (anthracite). This would contrast modestly with the existing building but would not unacceptably harm the character and appearance of the area. There would be minimal views from Trinity Street to the east and Heaton Street to the west with more visibility from Albert Terrace. These views would be mostly contained to a small portion of the flat roof and some of the cream render. However, the extension would be seen in the context of other modern commercial development and is therefore considered to be acceptable. Views from Torr Street would be even more limited due to the main bulk of the extension being sited on the north elevation of the building.

For the reasons explained above, it is considered that the proposed development is in accordance with Policy S53 of the CLLP, Policies NPP5, NPP6 and NPP7 of the GNP and Section 12 of the NPPF.

### Residential Amenity

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things. Furthermore, paragraph 130 f) of the NPPF requires that development proposals provide a high standard of residential amenity for both existing and future users.

The proposed development is located to the south of a number of dwellings at Heaton Street, Albert Terrace and Etherington Street. There are also a smaller number of dwellings to the south at Torr Street. The proposed development would be overlooked by the dwellings to the north but due to the existing land use of the site, the minor scale and the nature of the development, it is not considered that there would be any unacceptable impact on the residential amenity of the neighbouring dwellings or vice versa.

The yard to the side and rear of the main development is currently used for parking so they could accommodate a similar land-use. It would be a single storey in height and would be more than 25 metres to the south-west of the rear elevation of the closest residential amenity. As such, it is not considered that the proposed development would cause any loss of privacy, sunlight, excessive noise or result in an overbearing form of development.

As such, it is considered that the proposed development would accord with Policy S53 of the CLLP and paragraph 130 f) of the NPPF.

### Heritage Conservation

Policy S57 of the CLLP requires that development proposals do not have an unacceptable impact on various heritage assets ranging from non-designated heritage assets to designated heritage assets which are primarily Listed Buildings and Conservation Areas. Any development proposal should aim to preserve or enhance the setting and/or the architectural significance of Listed Buildings and preserve and/or enhance the character and appearance of designated conservation areas. Any harm to such heritage assets should have a clear justification and where such a harm cannot be justified or outweighed by the public benefits, planning permission should be refused. These requirements are also contained within national legislation and guidance.

Section 66 of the Planning (Listed Buildings and Conservations Act) 1990 places a statutory duty on the Local Planning Authority to have special regard to the desirability of preserving a Listed Building, its setting, and any features of special architectural or historic interest. Section 72 of the same Act requires the Local Planning Authority to have regard for to the desirability of preserving or enhancing the character or appearance of the land and buildings within Conservation Areas.

Paragraphs 194 and 195 of the NPPF requires an applicant to describe the significance of any heritage asset that may be impacted. Paragraph 197 requires the Local Planning Authority to take account of the desirability of sustaining and enhancing the significance of heritage assets, the contribution that these assets can make to sustainable communities and the desirability of new development in making a positive contribution to the local character and distinctiveness of the area. Great weight should be given to the conservation of a designated heritage asset, regardless of the level of harm to its significance (paragraph 199) and in turn, any harm to, or loss of the significance of a designated heritage asset should require a clear and convincing justification under paragraph 200. Paragraph 202 allows for development that leads to a *less than substantial harm* to the significance of a designated heritage asset, this harm should be weighed against the public benefits of a proposal. Paragraph 206 supports development in Conservation Areas that better reveal their significance.

The closest Grade II Listed Building (70 Beaumont Street and 1 – 3 Southam) to south-east the site is over 85 metres to the south. This designated heritage asset is a 19<sup>th</sup> century building that has been traditionally occupied on the ground floor as a shop front. However, there have been some modern alterations (such as white uPVC windows) which have diminished its setting and significance. The proposed development can be considered to fall within the setting of this designated heritage asset (albeit only tenuously) and therefore, the Local Planning Authority has a statutory obligation under Section 66 of the Act to consider the impact of any development proposal on the setting and significance of this designated heritage asset.

No objection has been received from the Conservation Officer which is set out above. There are very limited views of both the rear of the Listed Building and

the proposed development to the north-west at Heaton Street and the north-east at Trinity Street. However, these views are very limited and in order to obtain views of the Listed Building and the proposed development, a person would need to stand on the far side of Trinity Street next to the Tesco. Here the views of the proposed development would be pinpoint in their nature at most and would at least preserve the setting of the Listed Building. In the context of other modern development including the McDonalds and Tesco Petrol Station, the proposed development is not considered to have any impact on the setting of this Listed Building.

The same assessment can also be made of the impact of the proposed development with respect to the Listed Buildings at Marshall's Yard which are over 100 metres to the north-east of the site. The views of the development site are extremely limited and only visible when standing directly in front of the McDonalds which is far more prominent on the street scene. Therefore, it is not considered that the proposed development would have any impact on the setting or significance of the designated heritage assets in Marshalls Yard. It is also not considered that there would be any impact on the character and appearance of the Gainsborough Britannia Conservation Area to the north-east. The proposal would therefore conform with the statutory obligation under Section 72 of the Act which relates to the preserving the character and appearance of Conservation Areas.

Therefore, the proposed development is considered to be in accordance/conflict with Policy S57 of the CLLP, NPP18 of the GNP, Section 16 of the NPPF and the statutory obligations in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

### Highways

Policies S47, S48 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel. It also requires that first priority should be given to pedestrians, cyclists, and people with impaired mobility. Policy S49 of the CLLP sets out minimum parking standards that are required for residential and non-residential development within Central Lincolnshire.

Paragraph 92 of the NPPF supports development proposals that allow for the creation of healthy and safe places. This is reinforced by paragraph 110 of the NPPF which requires that development proposals provide safe and suitable access to all users. Paragraph 111 of the NPPF in turn states that development proposals can only be refused on highways grounds where there is an unacceptable impact on highway safety, or the wider cumulative impact would be severe.

No objection has been received from the Local Highway Authority to the proposed development stating that the extension is for a single storey car port and the access and parking arrangements remain unchanged. It is therefore considered that the proposed development would not have any impact on

highway safety and there would be no cumulative impact on the wider highway network.

In respect of the above, it is considered that the proposed development would accord with Policies S47 and S49 of the CLLP and paragraphs 92, 110 and 111 of the NPPF.

### Ecology & Biodiversity

Policies S60 and S61 of the CLLP requires that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible. These requirements are also contained within paragraph 174 of the NPPF. Given that the requirements of Policies S60 and S61 are consistent with the NPPF, they are afforded full weight. Paragraph 180 states further that some harm to biodiversity is permitted but where there is significant harm, planning permission should be refused.

The proposed development is for an extension to an existing funeral director and is located on an existing sealed surface which is considered to be a sealed surface with an on-site baseline of zero and therefore it is not considered to be either possible or necessary to impose net gain requirements. It is not considered that the proposed development would unacceptably harm protect species or biodiversity more generally as the proposal relates to an existing contemporary building.

It is therefore considered that the proposed development is in accordance with S60 and S61 of the CLLP and paragraph 174 of the NPPF.

### Climate Change

Policy S13 of the CLLP merely encourages applicants to take opportunities to improve energy efficiency, it is not a mandatory requirement. Therefore, weight can only be afforded in favour of a proposal rather than against it. Furthermore, it is not considered reasonable due to the nature and scale of the proposed development which is largely open plan.

### **Other Matters:**

None.

### **Conclusion:**

The proposal has been considered in light of relevant development plan policies namely S1: The Spatial Strategy and Settlement Hierarchy, S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central

Lincolnshire Local Plan. Relevant guidance in the NPPF has also been considered.

In light of the assessment outlined in this report, it is considered that subject to conditions, the proposed development is acceptable on its merits. It is therefore recommended that planning permission is granted subject to conditions.

### **Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for their private and family life, their home, and their correspondence.

### **Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.

### **Representors to be notified - (highlight requirements):**

**Standard Letter**       **Special Letter**       **Draft Enclosed**

**Prepared by: Dan Galpin**

**Date: 7<sup>th</sup> November 2023**

**Signed: *D. Galpin***

**Authorising Officer:**



**Date: 7<sup>th</sup> November 2023**

### **Decision Level (tick as appropriate)**

✓ Delegated

Delegated via Members

Committee



# PAPER C

## Consent to Display Advertisements

Name and address of applicant	Name and address of agent (if any)
Mrs Rebecca Jakhu Blakemore Design & Shopfitting Longacres Industrial Estate Long Acre Willenhall WV13 2JP	Mr Kit Johnson Brand Consortia Trent Industrial Estate Duchess Street Shaw OL2 7UT

### Part I – Particulars of application

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Date of application	Application no
25/09/2023	147316

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#### Particulars and location of advertisements:

Application for advertisement consent to display 2no. built up Spar illuminated logos, 2no. Daily Deli fascia signs, digitally printed window graphics, 5m tall illuminated pole sign (double sided), 2no. mesh style banner frames into ground and 5no. lockable poster frames.

Spar Parkside Way Gainsborough Lincolnshire DN21 1FN

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### Part II – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the above-mentioned Regulations that **consent has been granted** for the display of the advertisements referred to in Part 1 hereof in accordance with the application and plans submitted subject to compliance with the Standard Conditions set out below.

1. The grant of express consent expires five years from the date of the grant of consent.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

3. No advertisement shall be sited or displayed so as to—

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.



4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

7. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: Proposed Signage Plans dated 22/09/2023. 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.

### **Notes to the applicant**

None.

### **Reasons for granting permission:**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, NS55: Advertisements and S53: Design and Amenity of the Central Lincolnshire Local Plan and policies NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan guidance contained within the National Planning Policy Framework and the National Planning Practice Guidance.

In light of this assessment it is considered that due to the design, position and present use of the site, the proposed signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway and public 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: 01/11/2023

Signed:



Ian Knowles  
Head of Paid Service

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

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Notes:

- (a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent without the approval of the Secretary of State and **if no period is specified the consent shall have effect as consent for five years.**
- (b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- (c) A person who displays an advertisement in contravention of the regulations will be liable on summary conviction to a fine of £1000 and in the case of a continuing offence to a fine of £100 for each day during which the offence continues after conviction.
- (d) Where the local planning authority grant consent subject to conditions, the applicant may by notice given in writing within eight weeks of receipt of this notice, or such longer period as the First Secretary of State may allow, appeal to the First Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989. The First Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority otherwise than subject to the conditions imposed by them.

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](mailto:customer.services@west-lindsey.gov.uk) or by asking any of the Customer Services staff.

# Officer's Report

## Planning Application No: 147316

**PROPOSAL:** Application for advertisement consent to display 2no. built up Spar illuminated logos, 2no. Daily Deli fascia signs, digitally printed window graphics, 5m tall illuminated pole sign (double sided), 2no. mesh style banner frames into ground and 5no. lockable poster frames.

**LOCATION:** Spar Parkside Way Gainsborough Lincolnshire DN21 1FN  
**WARD:** Gainsborough East  
**APPLICANT NAME:** Mrs Rebecca Jakhu 'Blakemore Design & Shopfitting'

**TARGET DECISION DATE:** 20/11/2023  
**DEVELOPMENT TYPE:** Advertisement  
**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

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### **Description:**

The site is within the Gainsborough Southern Neighbourhood SUE (Sustainable Urban Extension) as allocated within the Central Lincolnshire Local Plan (CLLP) (site WL/GAIN/015) under policy S70. This part of the SUE already has planning permission (see below) for 454 dwellings. The site is located within an Area of Great Landscape Value (AGLV).

The site of this application (147316) is a Spar Store located on a local centre to serve the surrounding dwellings. The site is accessed via an estate road located towards the north western corner of the site leading to car parking and the Spar Store which is located towards the south eastern corner of the site. There are (or will be when built) dwellings located to the east and south of the site and open space and landscaping (with dwellings further beyond) to the west and north of the site respectively.

The application seeks advertisement consent to display:

- 2no. built up Spar illuminated logos on the north (front) and west (side) elevation of the store approximately 4.7 metres above the ground. Spar Sign 6 metres x 1 metre and Spar Tree Logo 1.5 metres x 1.5 metres.
- 2no. Daily Deli fascia signs on the north (front) and west (side) elevation of the store approximately 3.6 metres above the ground. Sign is 3 metres x 0.75 metres in size.
- Digitally printed window graphics on the ground floor windows on the front (north) elevation of the store, the largest of which are 1.785 metres x 2.180 metres.
- A 5m tall illuminated totem pole sign (double sided) to the east of the access to the site close to the northern boundary. Sign is 5 metres in height x 1.530 metres in width.

- 2no. mesh style banner frames by the northern and eastern boundaries of the site. The signs are 3 metres x 1 metre in size and have a maximum height above the ground of 1.75 metres.
- 5no. lockable poster frames (3no. on the northern (front) elevation and 2no. on the west (side) elevation. The signs are 0.552 metres x 0.805 metres in size.

### **Relevant history:**

**125020** - Outline planning application for 2500 (Two thousand five hundred) new homes with associated employment land (use classes B1-Business and B2 -General industry); community services and facilities (use classes A1 - Shops,A2-Financial & Professional,A3- Restaurants & cafes, A4- Drinking establishments,A5-Hot food take aways,D1-Non-residential institutions and D2-Assembly and Leisure); formal and informal open space and landscaping; together with the construction of new access junctions, cycleways and footways and associated infrastructure and facilities (access to be considered and not reserved). Granted 05/07/2011.

**138921** - Planning application to vary conditions 1, 2, 3, 6, 11, 17, 19, 20, 21, 26, and 27, and remove conditions 4, 5, 7, 8, 9, 10, 12, 13, 18, 23, and 25, of planning permission 125020 granted 5th July 2011. Granted 29/08/2019.

**140081** - 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. Granted 06/02/2020.

**145951** - 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 permission 145397 granted 12 December 2022 - addition of detached single garage for plot 384. Granted 23/02/2023.

### **Representations:**

**Chairman/Ward member(s):** No representations received to date.

**Gainsborough Town Council:** The Council question if the height of the illuminated totem is appropriate for a housing estate.

**Local Residents:** 3 Parkside Way, Gainsborough: We feel that the extent and scale of advertising will be too gaudy, excessive and completely inappropriate for the location. The target clients will be residents on the housing development that will already know of the shop's existence and location. Passing trade will be more limited, but even so the property and nature of the building is highly visible and readily identifiable to anybody passing by. The height and nature of the proposed illuminated advertising aids is indicative of trying 'to be seen' from Foxby Lane and that is incompatible with it being located and serving a residential area consisting of woods and green spaces.

Furthermore, our bedrooms directly overlook the shop fascia and we are concerned that bright illuminations will be disruptive to sleep, especially given that an elderly person with dementia is in our care and requires appropriate levels of night time darkness. We remain supportive of the business and would happily understand the application of scaled down advertising in terms of size and brightness, particularly if all or most of them were required to be turned off at an appropriate time overnight.

**LCC Highways and Lead Local Flood Authority:** The advertisement proposals will not present a danger or distraction for road users therefore the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to Highway Safety.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

**ECM:** Checked 01/11/2023

**Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (Adopted April 2023) and the Gainsborough Neighbourhood Plan (Adopted June 2021).

**Development Plan:**

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy NS55: Advertisements

Policy S53: Design and Amenity

Gainsborough Town Neighbourhood Plan (made 28<sup>th</sup> June 2021) – GNP:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

It is considered that the listed policies of the Gainsborough Neighbourhood Plan are consistent with the relevant guidance of the National Planning Policy Framework

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government’s planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in September 2023. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Design Code (2021)**

**Other:**

The Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended)

**Main issues**

Under reg.3(1) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

- Amenity
- Public Safety
- Residential Amenity

The NPPF states (paragraph 136) that: *“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”*

**Assessment:**

Amenity

Policy NS55 of the Central Lincolnshire Local Plan advises that consent will only be granted for advertisements provided that the proposal respect amenity in terms of its design and effect on the street scene.

Chapter 7 Paragraph 136 of the National Planning Policy Framework (NPPF) states, “The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements

should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”.

Policy NPP1 of the GNP seeks, amongst other things, to ensure development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Town in which it is located as identified in the Character Assessment and in Policy NPP7.

Policy NPP6 of the GNP seeks, amongst other things, to ensure that development is of a high design quality that will contribute to the character of Gainsborough Parish.

The application seeks advertisement consent to display the following signs on a Spar Store and within its curtilage:

- 2no. built up Spar illuminated logos on the north (front) and west (side) elevation of the store approximately 4.7 metres above the ground. Spar Sign 6 metres x 1 metre and Spar Tree Logo 1.5 metres x 1.5 metres.
- 2no. Daily Deli fascia signs on the north (front) and west (side) elevation of the store approximately 3.6 metres above the ground. Sign is 3 metres x 0.75 metres in size.
- Digitally printed window graphics on the ground floor windows on the front (north) elevation of the store, the largest of which are 1.785 metres x 2.180 metres.
- A 5m tall illuminated totem pole sign (double sided) to the east of the access to the site close to the northern boundary. Sign is 5 metres in height x 1.530 metres in width.
- 2no. mesh style banner frames by the northern and eastern boundaries of the site. The signs are 3 metres x 1 metre in size and have a maximum height above the ground of 1.75 metres.
- 5no. lockable poster frames (3no. on the northern (front) elevation and 2no. on the west (side) elevation. The signs are 0.552 metres x 0.805 metres in size.

The proposed signs would be the standard brand for the occupying business and the totem pole sign would be a normal accompaniment to the proposed use of the site.

It is therefore considered that the proposed signage is appropriate and would not detract from the visual amenity of the locality due to the present use of the site as a Spar store which is located within the developed footprint of Gainsborough. The proposal is considered to accord to the provisions of Policy NS55 of the Central Lincolnshire Local Plan (CLLP) and Chapter 7 of the NPPF.

#### Public Safety

Local Policy NS55 of the CLLP and Paragraph 136 of the NPPF require Local Planning Authorities to consider the impact on public safety when determining applications for advertisement consent. The Highways Authority have no objections.

It is considered that the proposal would not obstruct pedestrian routes or cause a distraction to drivers. Therefore the proposal will not harm public safety and accords to local Policy NS55 of the CLLP and the provisions of the NPPF.

### **Other matters:**

#### **Residential Amenity**

The proposed signage is primarily located on the north (front) and west (side) elevation of the store and on the northern boundary of the site where the proposed illuminated totem pole sign and mesh style banner frame sign is located (another mesh style banner frame sign is located on the eastern boundary of the site adjacent to a 2.1 metre high close boarded wooden fence.

In terms of the proposed signage on the store, neighbouring dwellings are located approximately 75 metres to north and 76 metres to west and 24.7 metres to the north east which is considered to be an adequate separation distance.

The proposed Totem sign will be located approximately 29 metres away from dwellings to the east, 47 metres to dwellings to the north and 59 metres to dwellings to the west which is considered to be an adequate separation distance.

There are no residential amenity concerns posed by the 2no. mesh style banner frames advertisements which are located on the northern and eastern boundaries of the site.

It is therefore considered that the proposal will not harm living conditions of neighbouring residents and accords to local policy S53 of the CLLP and the provisions of the NPPF.

#### **Area of Great Landscape Value**

The proposal will have no effect on the Area of Great Landscape Value as it is located within the developed footprint of Gainsborough surrounded by built and planned housing development.

### **Conclusion**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, NS55: Advertisements and S53: Design and Amenity of the Central Lincolnshire Local Plan and policies NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan guidance contained within the National Planning Policy Framework and the National Planning Practice Guidance,

In light of this assessment it is considered that due to the design, position and present use of the site, the proposed signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway and public safety.

### **Human Rights Implications:**



The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

**Referrals:** Town Council and Local Resident(s) – 3 Parkside Way, Gainsborough:

**Is it a planning matter?**

Yes, residential and visual amenity are planning matters.

**Is it relevant to the application?**

Yes.

**Are the planning matters finely balanced?**

No. The size of the proposed totem signage is considered acceptable in this location which is located within the developed foot print of Gainsborough and has large separation distances to neighbouring dwellings.

In terms of the residential amenity of 3 Parkside Way this dwelling is located approximately 78.6 metres to the north east of the proposed Totem sign and approximately 103 metres from the proposed signage on the northern (front) elevation of the store. There are no residential amenity concerns due to these large separation distances.

**Prepared by: Richard Green**

**Date: 01/11/2023**

Signed: *R. J. Green*

**Authorising Officer:**



**Date: 1<sup>st</sup> November 2023**

**Delegated x**

# PAPER D

**From:** Matthew Anderson <matthewa@northcountryhomes.co.uk>  
**Sent:** Friday, November 10, 2023 1:39 PM  
**To:** Town Clerk <townclerk@gainsborough-tc.gov.uk>  
**Subject:** FW: SNN/2023/0114

Good Afternoon

Further to our application for street naming and numbering, please find attached Planning Layout and Location Plan.

We have three suggestions provided below for the Road Name and welcome your comment before providing these to West Lindsey SNN for processing the addresses and post codes.

Eliot Drive – George Eliot, Author of Mill on the Floss. Floss Mill Lane is also located just north or the development site.  
Riverside Way – Locality to the nearby River Trent.  
King Charles Way – In recognition of the new Monarch.

We are also open to suggestion of new names and encourage the involvement of the parish to approve an appropriate naming of the new road.

I trust the above to be sufficient however should your require anything further please feel free to contact me.

Regards

**Matthew Anderson**  
Technical Manager

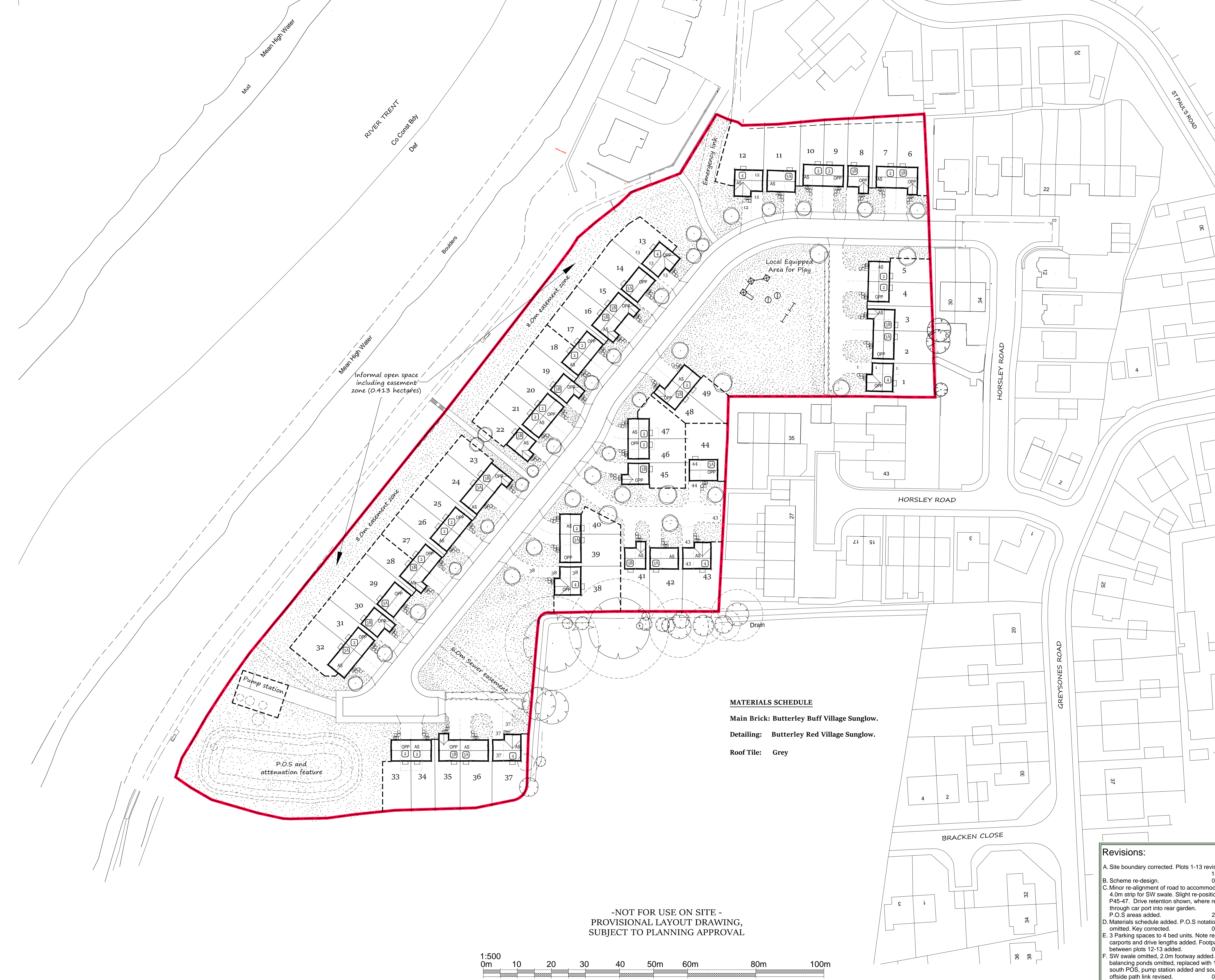
07519 328 119

**NorthCountry Homes Limited**  
8 Silkwood Park, Fryers Way,  
Wakefield, WF5 9TJ

<https://northcountryhomes.co.uk>

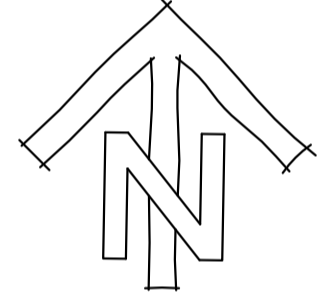






- Existing tree to be removed.
- Existing tree to be retained and protected during construction to British Standard 5837:1991.
- Indicative Areas of new tree planting see schedule for species.
- New hedge planting.
- Grass to front garden.
- Paving slab access paths to level threshold for principle entrance. Gradient not to exceed 1 in 12 for maximum 5.00m length
- S.W. boarded vertical screen fence 1.80m high (100 x 22mm boards with 22mm gaps, 3No. 75 x 38mm rails, 100 x 100mm posts @ 1.875m centres).
- Plot division fence, post & wire.
- House type code reference number.
- Plot number.
- Parking bays.

ALL DWELLING INCORPORATE AN INTEGRAL OPEN CARPORT, WHERE REQUIRED THE DRIVEWAY IS EXTENDED BEYOND THE REAR OF THE BUILDING TO MAINTAIN PARKING PROVISION OF 2 SPACES FOR THE 2 & 3 BED UNITS AND 3 SPACES FOR THE 4 BED UNITS.



**HOUSE TYPE SCHEDULE**

code	type	no
2	2 bed semi-det	19
3A	3 bed semi-det	5
3B	3 bed semi-det	8
3A	3 bed detached	5
3B	3 bed detached	6
4	4 bed detached	6
<b>TOTAL</b>		<b>49</b>

**MATERIALS SCHEDULE**

Main Brick: Butterley Buff Village Sunglow.  
 Detailing: Butterley Red Village Sunglow.  
 Roof Tile: Grey

Richard Ward Design   
 Chartered Architectural Technologist  
 Architectural Design & Development Consultant  
 Richard S. Ward 2, Burtram Close  
 M.C.I.A.T. Weston Favell  
 Telephone 01604 410943 Northampton NN3 3PH

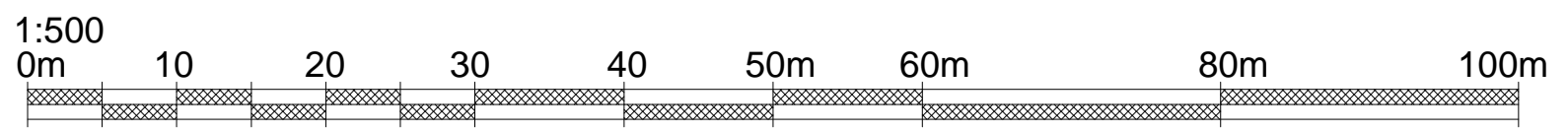


**Revisions:**

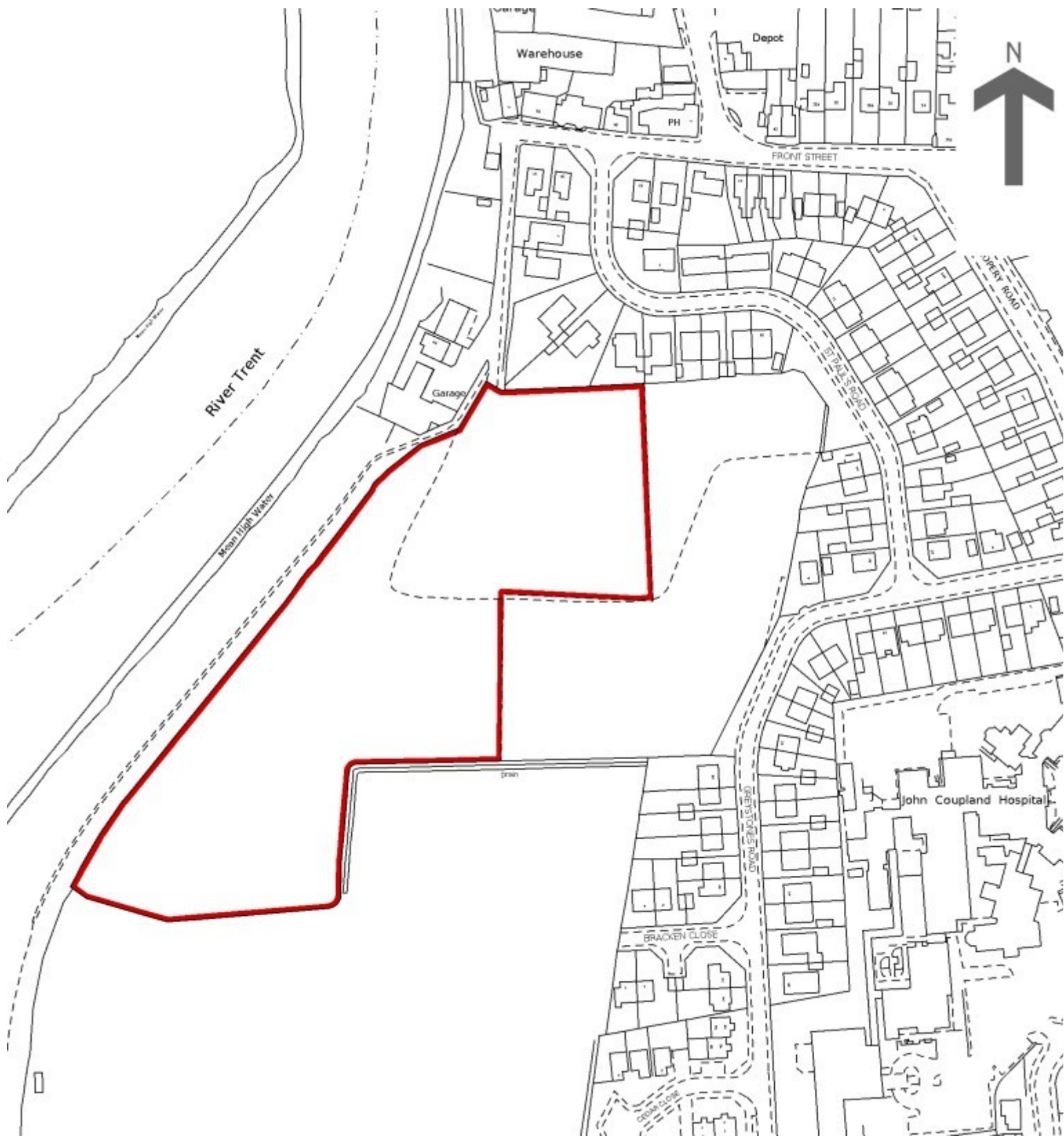
A. Site boundary corrected. Plots 1-13 revised.	15.07.22
B. Scheme re-design.	09.09.22
C. Minor re-alignment of road to accommodate 4.0m strip for SW swale. Slight re-positioning of P45-47. Drive retention shown, where required, through car port into rear garden. P.O.S areas added.	22.09.22
D. Materials schedule added. P.O.S notation omitted. Key corrected.	06.10.22
E. 3 Parking spaces to 4 bed units. Note regarding carports and drive lengths added. Footpath link between plots 12-13 added.	04.01.23
F. SW swale omitted, 2.0m footway added. 2 balancing ponds omitted, replaced with 1 at south P.O.S, pump station added and southern offside path link revised.	06.02.23

Client: NorthCountry Homes
Project: HORSLEY ROAD GAINSBOROUGH
Title: PLANNING LAYOUT
Scales: 1:500 @ A1 Cad ref: 1138Layout-
Drawn: PAS Checked: Date: May 2022
Drawing no. 1138-2 Rev. F

-NOT FOR USE ON SITE -  
 PROVISIONAL LAYOUT DRAWING,  
 SUBJECT TO PLANNING APPROVAL







PAPER E

Community Infrastructure Levy (CIL) liable permissions since its adoption in January 2018

There have been 16 in total, please see each individual status below.

Permission Number	Application	WLDC Notes	Status
5 are completed and paid			
138733	Planning application to erect 95 no. dwellings, Land adjacent, Middlefield Lane, Gainsborough	Payment received 30/06/2022	Payment of £17,858.16 received October 2022
140706	Planning application to erect 1 no. dwelling including new access, Land adjacent, 43, Heapham Road, Gainsborough	Payment received 15/07/2020	Payment of £206.90 received 27 October 2020.
143757	Planning application to erect 3 no. dwellings, Plots 54A, 70A and 70B, Former Castle Hills Community Arts College, The Avenue, Gainsborough	Payment received 19/08/2022	Payment of £1,344.99 received October 2022
143583	Planning application for erection of a single storey convenience store, including associated hard and soft landscaping, Land off, Corringham Road, Gainsborough	Payment collected between 01 April 2023 to 30 September 2023.	Payment of £3,756.68 received 24 October 2023.
145066	Reserved matters application for Phase 1A to erect 130 no. dwellings, considering appearance, landscaping, layout and scale, following outline planning permission 136937 granted 15 September 2020, Land north east of Highfields roundabout, Corringham Road, Gainsborough.	Payment collected between 01 April 2023 to 30 September 2023.	Payment of £11,455.69 received 24 October 2023.

5 remain live			
138308	Planning application for residential development of 16no. dwellings, Land to the rear of 227-257, Lea Road, Gainsborough	Monitoring for commencement	
139994	Planning application for demolition of existing housing stock and the erection of 27no. affordable dwellings with associated parking and amenity space, Land off Thurlby Road, Gainsborough	Monitoring for clawback of Social Housing Relief	
145787	Planning application to erect 1no. dwelling with attached garage, Land at, Foxby Lane, Gainsborough	Monitoring for commencement	
146498	Planning application to erect 1no. detached dwelling, Land adjacent, 23, Ravendale Road, Gainsborough	Monitoring for commencement	
146516	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	Monitoring for commencement	
6 are closed			
140561	Planning application for 1no. dwelling, Land adjacent, 23, Ravendale Road, Gainsborough	Permission lapsed due to no commencement	
141735	Planning application for refurbishment of existing shop units, change of use of the public house to retail and cafe.	CIL Zone 4, no charge	



	Reconfiguration of existing living accommodation to form 6no. apartments, and erection of 4no. dwellings, 25 - 29, Lord Street, Gainsborough		
142118	Planning application for change of use from shop unit and associated residential accommodation to 4no. self contained apartments including creation of balcony, Pyrus House, 12 Spital Terrace, Gainsborough	CIL Zone 4, no charge	
143747	Planning application for 34no. dwellings, partial changes to site layout, house types and appearance following previous approval under 137763, Gainsborough Riverside, Land at Carr Lane, Gainsborough	CIL Zone 4, no charge	
145466	Planning application to erect 2no. apartments and 3no. dwellings, Land North of, Acland Street, Gainsborough	CIL Zone 4, no charge	
145688	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, Land to the West of Horsley Road, Gainsborough	CIL Zone 4, no charge	

# Community Infrastructure Levy

fact sheet for applicants



On 22nd January 2018, West Lindsey District Council introduced CIL. This leaflet provides a summary of key information for applicants relating to the CIL process.

## Charging Zones in West Lindsey

See page 2

## How is CIL calculated

See page 3

## Collection of CIL

See page 3

## Enforcement

See page 3

## EXEMPTIONS AND RELIEF

See page 3

## Seven steps to CIL success

See page 4

## What is CIL?

Community Infrastructure Levy is a levy that local authorities can charge on new developments in their area. The money raised from CIL is used to support development by funding infrastructure. The principle of CIL is that all development should contribute a little to infrastructure. West Lindsey District Council charge CIL on developments which create new residential dwellings and convenience retail units. The monies collected are then split between the local community in which the development has occurred and infrastructure items. Infrastructure Funding Statements (IFS) which report on all CIL and s106 contributions collected by the Local Authority will be published on the Website on or before 31st December for the preceding year.

## Key Points

- It is the applicants responsibility to ensure that the CIL process and timeline is complied with in full, this includes the submission of prescribed forms relevant to the development.
- All claims for relief or exemption must be submitted, assessed and agreed by WLDC prior to commencement of development
- Failure to submit all relevant forms prior to the commencement of development will result in the CIL charge being payable in full immediately.
- Where liability for the CIL charge has not been assumed, the CIL charge will revert back to the land owner.
- Where the local authority is required to calculate and apportion the CIL charge surcharges will be applied in line with our Penalties and Surcharges guidance.

For further information on CIL, including frequently asked questions, please refer to our website [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL)

## Tariffs in West Lindsey

West Lindsey’s Charging Schedule applies a charge to two types of development only, these are residential development and convenience retail.

WEST LINDSEY DISTRICT COUNCIL CIL SCHEDULE RESIDENTIAL CHARGING ZONES			
		Charge Per Square Metre (houses)	Charge Per Square Metre (apartments)
Zone 1	Lincoln Strategy Area (LSA)	£25	£0
Zone 2	Non Lincoln Strategy Area	£15	£0
Zone 3	NE Quadrant Sustainable Urban Extension	£20	£0
Zone 4	Gainsborough West (shown green on charging schedule map)	£0	£0

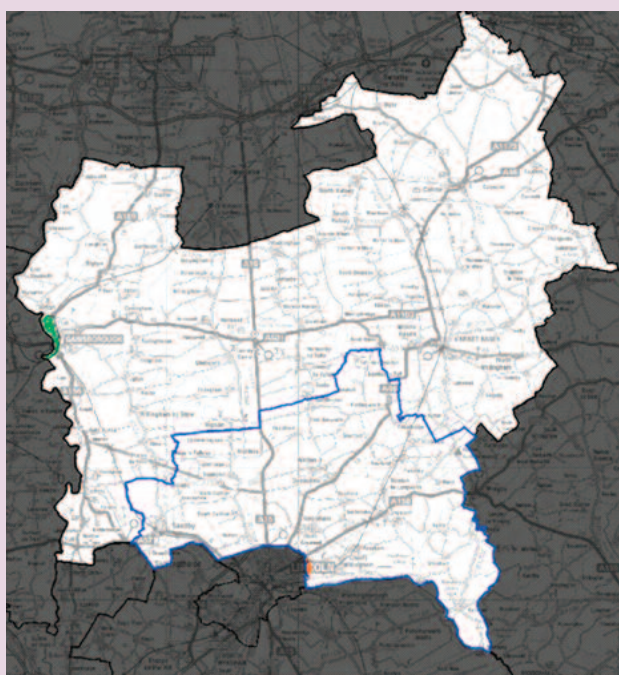
WEST LINDSEY DISTRICT COUNCIL CIL CHARGING SCHEDULE COMMERCIAL CHARGING ZONES (applicable to whole district)	
Convenience Retail	£40
All other uses*	£0

\* Convenience retail is designed as everyday items including food, drink and non-durable household goods.

\* ‘All other uses’ and the £0 rate included comparison retail and retail warehousing.

For more detailed CIL charging zone maps and boundary details please visit our interactive mapping system at [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL)

- Zone 1 The Lincoln Strategy
- Zone 2 The Non-Lincoln Strategy
- Zone 3 NE Quadrant Sustainable Urban Extension
- Zone 4 West Gainsborough



## How is CIL calculated?

$$\frac{R \times A \times Ip}{Ic}$$

R = Relevant CIL Rate

A = Chargeable Area

IP = Index figure for year of permission

Ic = Index figure for year Charging Schedule took effect (2018)

\*\*If your development is a single use development, your CIL liability will be calculated using the above formula. If you have a mixed-use development the formula will be applied for each use and the results added up to get your total CIL liability.

## How is the levy collected?

The CIL charge is due from the date of commencement of chargeable development. It is the applicants responsibility to ensure that the Council is notified of the proposed commencement date by submitting a Commencement Notice. On receipt of the Commencement Notice the Council will issue a Demand Notice on all parties who have assumed liability for the CIL charge. Payment will be required within 60 days of the Commencement Date provided in the Commencement Notice. Amounts over £50,000 may be made in line with our instalments Policy. All Demand Notices will be registered with Local Land Charges.

## How will the payment of the levy be enforced?

The levy charges are intended to be easily understood and straightforward to comply with. Most of those liable to pay the levy are expected to pay their liabilities without problem or delay. However, where there are problems in collecting the levy, charging authorities will have the means to penalise late payment. In cases of persistent non-compliance the regulations also enable collecting authorities to consider more direct action such as the issuing of a CIL Stop Notice or applying to the courts for seizure of assets to pay the outstanding monies or for custodial sentences.

## Exemptions and relief

Depending on the circumstances of the development, the following types of relief may be available:

- charitable relief
- social housing relief
- self build exemption (for a whole house)
- self build exemption (for a residential annexe or extension)

It is important that if you think you are eligible for relief or exemption from CIL that you submit a formal claim on the appropriate form and ensure that this claim has been accepted before commencing development. Relief cannot be granted after development has commenced.



## Seven steps to CIL Success

To help you understand whether your development maybe CIL liable, please see the CIL charging schedule on page 2.

<p><b>STAGE ONE</b> Submitting your application</p>	<p>All planning applications which include CIL liable development must must complete <b>Form 1: CIL Planning Application Additional Information</b> Form and <b>Form 2: Assumption of liability notice</b>. You must also ensure you include existing and proposed floor plans.If you do not need planning permission for your development (including Permitted Development) you should complete the <b>Form 5: Notice of Chargeable Development</b> before you start work. You will also need to include the CIL PlanningApplicationAdditional Information Form and Form 1:Assumption of Liability Notice, with form 5.</p>
<p><b>STAGE TWO</b> Determining applications</p>	<p>During the application process WLDC will review the information provided by you and decide whether the development is CIL liable. If your development is CIL liable then once planning permission has been granted, WLDC will issue the landowner(s), or the person who has assumed liability, with a Liability Notice stating the chargeable amount. If planning permission is granted after an appeal, the Liability Notice will be issued as soon as possible after the appeal decision. This will be registered on the Local Land Charges register.</p>
<p><b>STAGE THREE</b> Applications for exemption</p>	<p>If you think you are eligible to apply for exemption and/or relief from the CIL Charge then you must complete and submit one of the following forms. Exemption and/or relief can be claimed at any point between submission of the application and commencement of development. <b>You cannot claim for relief after commencement of works.</b> <b>Form 7: Self Build Exemption Claim Form Part 1</b> <b>Form 8: Self Build Residential Annex Exemption Claim Form</b> <b>Form 9: Self Build Residential Extension Exemption Claim Form</b> <b>Form 10: Charitable Social Housing Relief</b> Within six months of the date of the Building Regulations Compliance Certificate relating to the development the <b>Form 7: Self Build Exemption Claim Form Part 2</b> must be submitted to WLDC.</p>
<p><b>STAGE FOUR</b> Assuming liability prior to commencement</p>	<p>Prior to commencement, the <b>Form 2: Assumption of Liability Notice</b> must be submitted so that we know who will be paying the CIL. This form can be submitted at any point between submission of the application and commencement of development. If the liability for paying CIL changes after the Assumption of Liability Notice has been submitted, you should complete either a <b>Form 3: Withdrawal of Assumption of Liability</b> or a <b>Form 4: Transfer of Assumed Liability</b>. This should be submitted before commencement or where liability changes during development prior to final payment of CIL being due.</p>
<p><b>STAGE FIVE</b> Commencing work</p>	<p>After submitting the Assumption of Liability Notice, but before you start work, you must complete and submit the <b>Form 6: Commencement Notice</b>. Failure to submit a Commencement Notice at least 1 day prior to starting work, will: - Forfeit the right to pay CIL in instalments (where applicable) - Forfeit the right to claim exemption/relief - Result in a penalty surcharge Work cannot commence until WLDC has acknowledged receipt of the Commencement Notice.</p>
<p><b>STAGE SIX</b> Paying CIL</p>	<p>Once the Commencement Notice has been received WLDC will issue a Demand Notice to whoever has assumed liability to pay CIL. It will set out the amount and the date that the CIL will need to be paid. If no-one has assumed liability to pay CIL before the Demand Notice is issued, the liability will default to the landowner(s) and surcharges will be applied. The Demand notice will be registered as a Local Land Charge.</p>
<p><b>STAGE SEVEN</b> Monitoring</p>	<p>At the end of the clawback period, providing no Disqualifying Event has occurred, the Land Charge will be removed from the property. Claw-back periods are as follows: - For residential annexes and self-build housing is 3 years beginning with the date of the compliance certificate relating to the annex or dwelling. - For Social Housing and residential extensions - 7 years beginning with the date on which the dwelling is first let</p> <p>A Disqualifying Event could be any of the following (this list is not exhaustive): - Use of the main dwelling for any purpose other than as a single dwelling - The Letting of the residential annex - The sale of the main dwelling or the residential annex unless they are sold at the same time to the same person</p> <p>If a disqualifying event occurs the relevant person will be liable to pay the CIL charge in full.</p>

**Document WL 001**

**West Lindsey Community Infrastructure Levy  
Charging Schedule**

**Implementation**

**WEST LINDSEY DISTRICT COUNCIL**  
**Charging Schedule**

<b>Name of Charging Authority</b>	<b>West Lindsey District Council</b>
<b>Rates (£m) at which CIL is to be chargeable</b>	CIL will be charged in Pounds Sterling (£) per square metre at differential rates according to the type of development and by location as set out in the Commercial and Residential Tables of this Schedule.
<b>Charging Zones</b>	The Charging Zones to which CIL will be applied are those as identified on the tables and maps as set out within this Schedule.
<b>How the Chargeable amount will be Calculated</b>	<p>The charging authority will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out in Part 5 of the CIL Regulations. In summary (and subject to any changes that have occurred or may occur as a result of future amendments to the Regulations) the amount of CIL chargeable will be calculated as follows: CIL Rate x Chargeable Floor Area x BCIS Tender Price Index (at Date of Planning Permission) / BCIS Tender Price Index (at Date of Charging Schedule)</p> <p>The Chargeable Floor Area makes allowance for previous development on the site. The net chargeable floor area amounts to the gross internal area of the chargeable development less the gross internal area of any existing buildings that qualify for exemption on the site.</p> <p><b>This summary does not take account of every aspect of the Regulations.</b></p>
<b>Further Information</b>	Further information, for example, on exemptions from paying CIL will be available on the charging authority's webpages in due course. In many cases, this will be via links to national guidance.

## WEST LINDSEY DISTRICT COUNCIL CIL CHARGING RATES (£ per Sqm)

WEST LINDSEY DISTRICT COUNCIL CIL CHARGING SCHEDULE RESIDENTIAL CHARGING ZONES			
		Charge Per Square Metre (houses)	Charge Per Square Metre (apartments)
Zone 1	Lincoln Strategy Area (LSA)	£25	£0
Zone 2	Non Lincoln Strategy Area	£15	£0
Zone 3	North East Quadrant Sustainable Urban Extension.	£20	£0
Zone 4	Gainsborough West (as shown shaded green on the charging schedule map of Gainsborough)	£0	£0

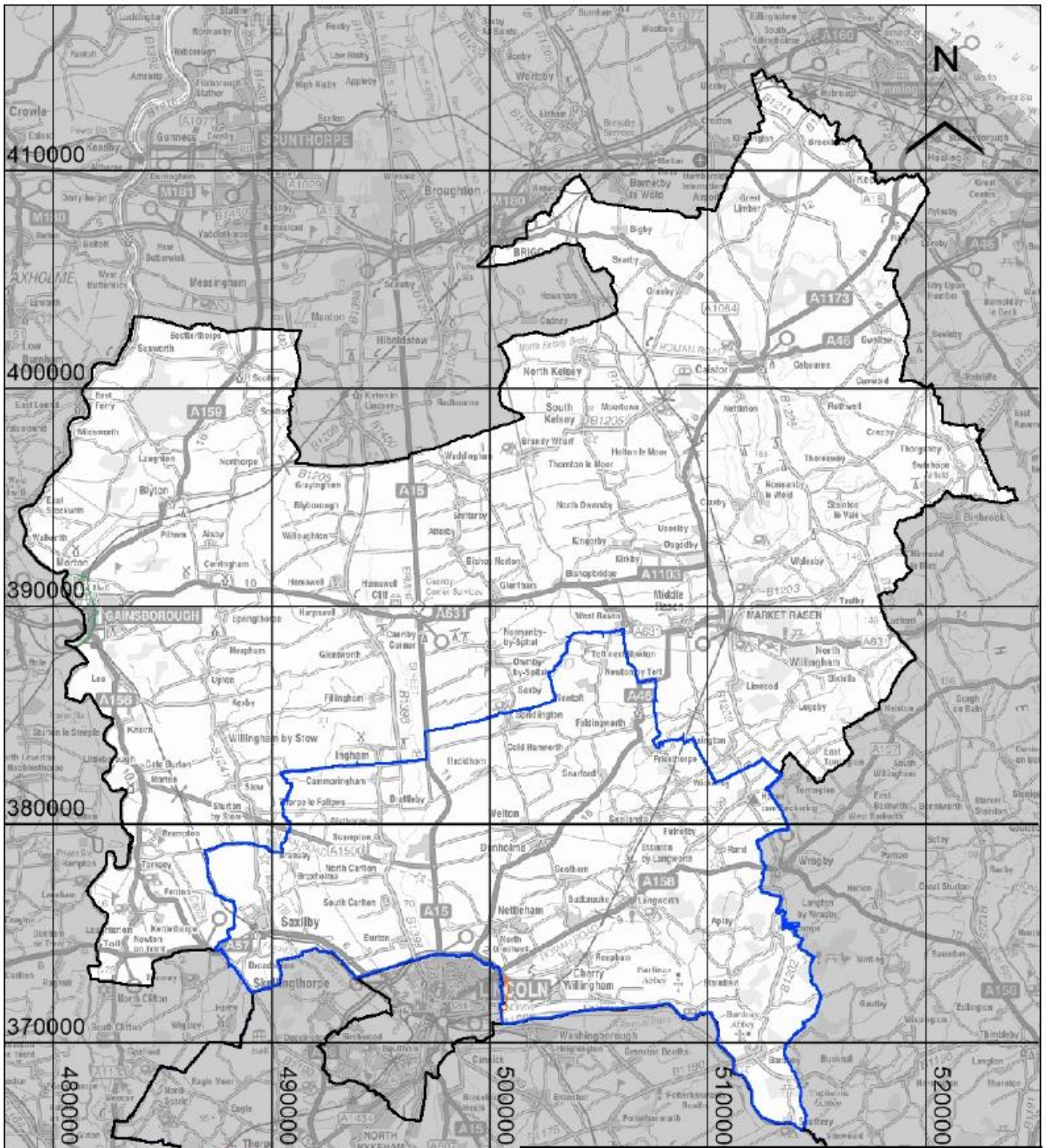
WEST LINDSEY DISTRICT COUNCIL CIL CHARGING SCHEDULE COMMERCIAL CHARGING ZONES (APPLICABLE TO WHOLE DISTRICT)	
Convenience Retail	£40
All other uses*	£0

\*Convenience retail is defined as everyday items including food, drink and non-durable household goods

\*\*All other uses' and the £0 rate include comparison retail and retail warehousing.



# West Lindsey District Council Community Infrastructure Levy Draft Charging Schedule Zones 1, 2, 3 and 4



## LEGEND

- Zone 1 The Lincoln Strategy Area
- Zone 2 The Non-Linear Strategy Area
- Zone 3 Developments of 1000 or more and specified Sustainable Urban Extensions within the Lincoln Strategy Area North East Quadrant. (See Inset Map for more detail)
- Zone 4 West Gainsborough. (See Inset Map for more detail)



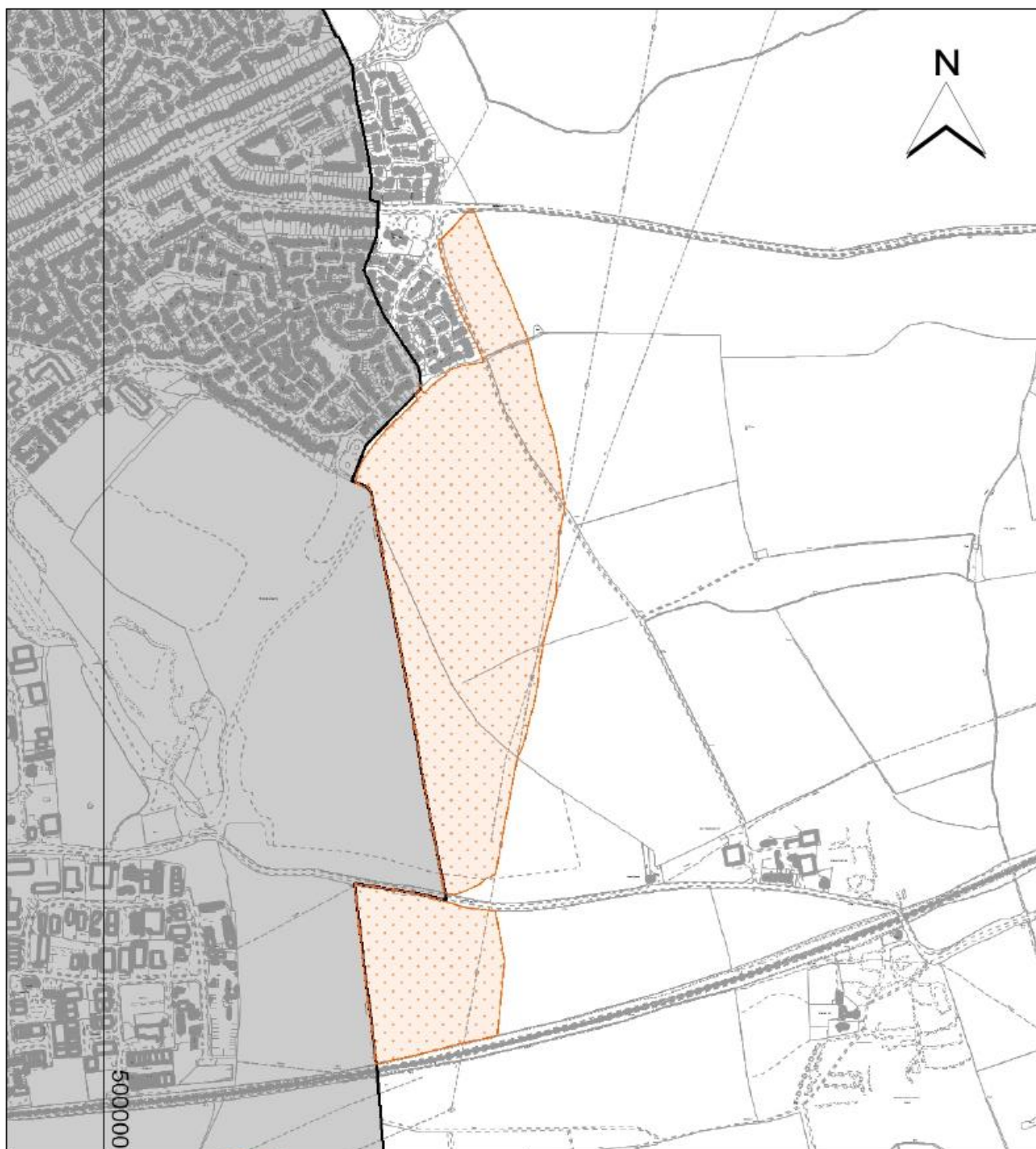
**West Lindsey**  
District Council  
The Entrepreneurial Council

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 Date 11 April 2016



West Lindsey District Council Community Infrastructure Levy Draft Charging Schedule  
 Zone 3 Inset Map North East Quadrant



LEGEND

 West Lindsey District Boundary

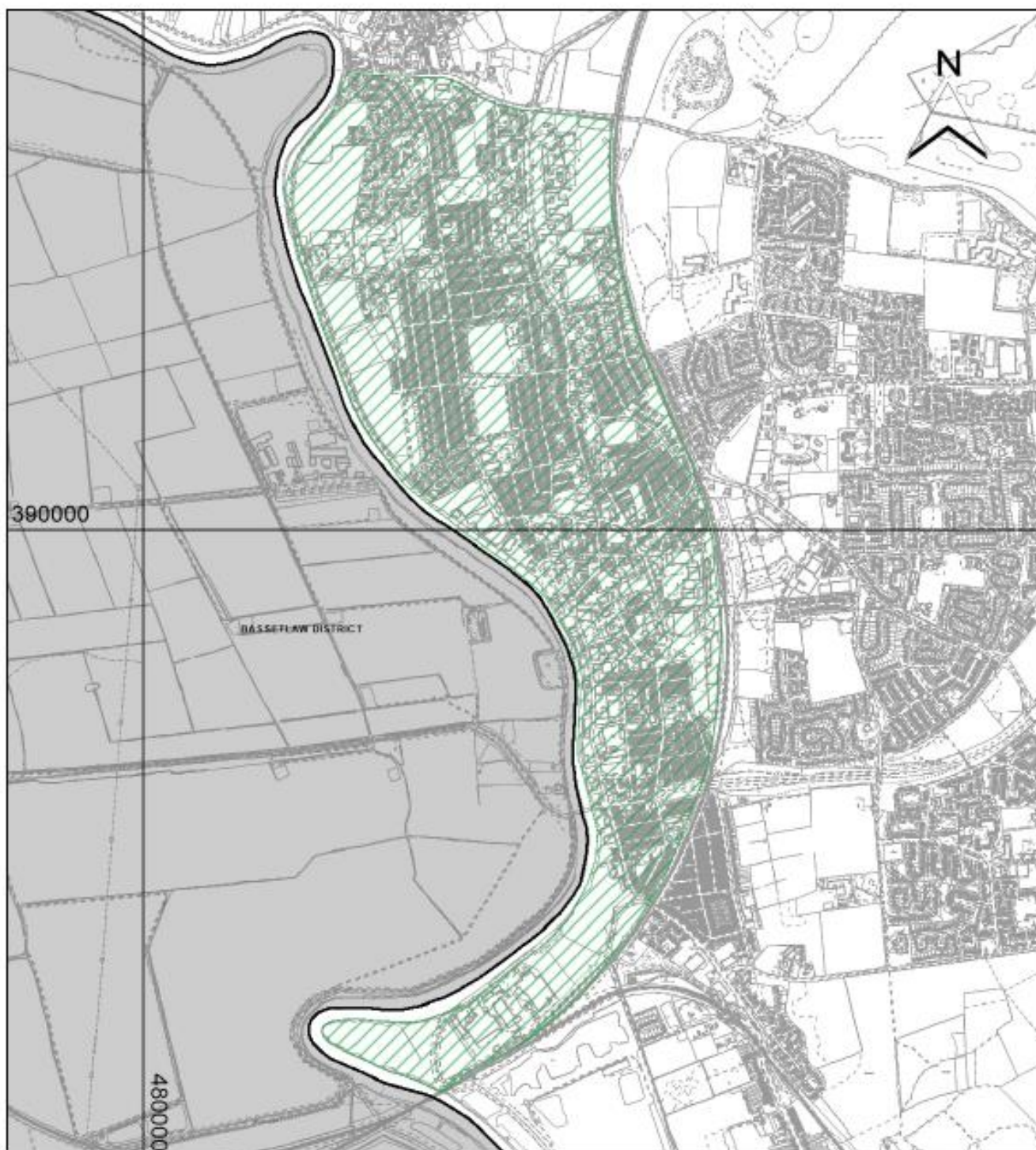
 Zone 3 Developments of 1000 or more and specified Sustainable Urban Extensions within the Lincoln Strategy Area North East Quadrant



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 Date 11 April 2016

West Lindsey District Council Community Infrastructure Levy Draft Charging Schedule  
 Zone 4 Inset Map West Gainsborough



LEGEND

-  West Lindsey District Boundary
-  Zone 4 West Gainsborough West Gainsborough



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 Date 11 April 2018

# PAPER F



**Sent:** Friday, 3 November 2023 at 19:45:00 GMT  
**Subject:** Footpaths Marlow Rd Area.

Good Afternoon

I wonder if you could assist me with my mobility issues in the area where we both live in.

I have recently become very limited with my mobility travelling between my home at IONA CLOSE, DN21 1YD and "Thonock Park" (the golf club).  
Until quite recently I was fit enough to walk there and back and play a round of golf, indeed in 2018/2019 I was the Captain of its Senior Section and my visits there were very frequent!

Unfortunately I now suffer from an as yet undiagnosed neurological illness which restricts my ability to walk further than from the car park to the bar, even then with the aid of a stick.  
I have bought myself an electric "pavement" scooter to assist me to get to the car park. This is not as straightforward as that sounds.  
It is just too dangerous to even consider to travel North to Thonock Park along The Avenue as there are no dropped kerbs at all from The Avenue into the Golf Club even if there was the speed limit along The Belt Road is 60 MPH.  
My wife has to help me with that perilous journey by taking me in the car.

Problem number 2, getting to and from town on my scooter.  
Leaving my drive in Iona Close via a dropped kerb, straight across to a neighbour's dropped kerb. I travel onto Marlow Rd, where I then have the option of.

Option 1) turning left along a green space with a metalled path alongside which curves along parallel with Marlow Rd all the way to The Avenue. GREAT, except that the metalled path is totally shot. The scooter wheels do not cope with the uneven and in many places broken path. The vibrations from this bumpy ride produce a really, really, uncomfortable ride to the arms and neck.

Option 2) Continue along Marlow Rd to Pendeen Close. There isn't a dropped kerb either side of the junction which obliges you to actually turn into Pendeen Close, negotiate the cars parked on the pavement until a dropped kerb to a residence becomes available then turn onto the carriageway and find a dropped kerb somewhere on the opposite side of the road. Repeat the procedure at Dunbar Close and again at Stirling Close and finally along the small cul de sac turning south down The Avenue towards town plain sailing UNTIL you reach Laburnham Ave. junction where it's not so much a dropped kerb, more a cliff edge. The scooter does not cope with the steep climb back onto the footpath.

I doubt very much if there is only a very small chance of any alterations which can be affected at the junction of The Avenue and The Belt Road but I think in the interests of road safety the worn-out footpath could be restored.

Until these difficulties became a problem for me I would often drive along Marlow Road and ask myself why the people I saw in wheelchairs and riding on mobility scooters were doing so in the middle of the road.

I now know why, and having brought the problem to your attention I hope you can take appropriate action to assist myself and others in the same predicament to travel safely, at the very least into Gainsborough.

Thank you for taking the time to read this and giving it due consideration.  
Regards