

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: 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 Caz 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 27 February 2024** 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

PL24/187 Apologies for Absence

To note apologies for absence.

PL24/188 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.

PL24/189 Declarations of Interest

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

PL24/190 Dispensation Requests

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

PL24/191 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.

PL24/192 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 30 January 2024 (pages 6 to 11)

PL24/193 Planning Application

To consider planning application received.

[Application Ref No: 147835 \(25/01/24, 28 days\)](#)

[Proposal: Planning application for proposed replacement windows to original building.](#)

[Location: 22 Riverside Dental, Practice Gladstone Street, Gainsborough](#)

PL24/194 Planning Application

To consider planning application received.

[Application Ref No: 147609 \(30/01/24, 28 days\)](#)

[Proposal: Planning application for alterations to existing apartment to form 2no. self contained flats.](#)

[Location: 2 James Court, Gainsborough](#)

PL24/195 Planning Application

To consider planning application received.

[Application Ref No: 147844 \(31/01/24, 28 days\)](#)

[Proposal: Planning application for demolition of the former Lindsey Shopping Centre and proposal to develop multiplex cinema, car parking and commercial units in the following use classes, Class A1 \(shops\), Class A2 \(financial and professional services\), Class A3 \(restaurants and cafes\), Class A4 \(drinking establishments\), Class A5 \(hot food takeaways\) and Class D2 \(assembly and leisure\), together with associated works being variation of condition 10 of planning permission 140235 granted 27 January 2022 - change in design.](#)

[Location: Former Lindsey Shopping Centre, Market Place, Gainsborough](#)

PL24/196 Planning Application

To consider planning application received.

[Application Ref No: 147679 \(08/02/24, 28 days\)](#)

[Proposal: Planning application for retractable awnings to facade](#)

[Location: The Gainsborough Hotel, 49 Lord Street, Gainsborough](#)

PL24/197 Planning Application

To consider planning application received.

[Application Ref No: 147680 \(08/02/24, 28 days\)](#)

[Proposal: Listed building consent for retractable awnings to facade](#)

[Location: The Gainsborough Hotel, 49 Lord Street, Gainsborough](#)

PL24/198 Planning Application

To consider planning application received.

[Application Ref No: 147887 \(13/02/24, 28 days\)](#)

[Proposal: Planning application for alterations to front elevation and roof.](#)

[Location: 9 & 11 Market Place, Gainsborough](#)

PL24/199 Planning Application

To consider planning application received.

[Application Ref No: 147805 \(13/02/24, 28 days\)](#)

[Proposal: Planning application for rear extension to existing industrial warehouse and office building, associated internal alterations and addition of new mezzanine to existing internal floor space.](#)

[Location: Unit 2 Somerby Way, Somerby Park, Gainsborough](#)

PL24/200 Planning Application

To consider planning application received.

[Application Ref No: 147445 \(13/02/24, 28 days\)](#)

[Proposal: Planning application for installation of awning.](#)

[Location: Walters Opticians, 34-36 Market Place, Gainsborough](#)

PL24/201 Planning Application

To consider planning application received.

[Application Ref No: 147446 \(13/02/24, 28 days\)](#)

[Proposal: Listed building consent for installation of awning.](#)

[Location: Walters Opticians, 34-36 Market Place, Gainsborough](#)

PL24/202 Planning Application

To consider planning application received.

[Application Ref No: 147781 \(15/02/24, 28 days\)](#)

[Proposal: Listed building consent to install access ramp & level access shower.](#)

[Location: Prospect House, Summer Hill, Gainsborough](#)

PL24/203 Planning Application

To consider planning application received.

[Application Ref No: 147877 \(16/02/24, 28 days\)](#)

[Proposal: Listed building consent for replacement timber sash windows to front, timber shopfront, rendering front facade and be minor alterations to the flat above the shop.](#)

[Location: 31 Market Street, Gainsborough](#)

PL24/204 Planning Application

To consider planning application received.

[Application Ref No: 147884 \(16/02/24, 28 days\)](#)

[Proposal: Planning application for various external alterations to existing including replacement shopfront and rendering facade.](#)

[Location: 31 Market Street, Gainsborough](#)

PL24/205 Planning Application

To consider planning application received.

[Application Ref No: 147874 \(19/02/24, 28 days\)](#)

[Proposal: Planning application to install an MCS compliant Daikin domestic air source heat pump to rear elevation.](#)

[Location: 26 Birchwood View, Gainsborough](#)

PL24/206 Planning Application

To consider planning application received.

[Application Ref No: 147907 \(20/02/24, 28 days\)](#)

[Proposal: Listed building consent to replace non-original timber window units with hard wood timber units, and to install secondary glazing to the original Crittall windows.](#)

[Location: St Johns Vicarage Flats, 8 Ashcroft Road, Gainsborough](#)

PL24/207 Decision Notice

To note decision notice received.

Application Ref No: 147174 GRANTED (delegated)

Proposal: Outline planning application to demolish all existing industrial structures and erect up to 64no. dwellings with all matters reserved being variation of conditions 2, 4, 5 & 6 of planning permission 143821 granted 11 January 2023 - to separate the action of demolition from the development.

Location: Former AMP Rose site, Heapham Road, Gainsborough

Paper B (pages 12 to 30)

PL24/208 Decision Notice

To note decision notice received.

Application Ref No: 147719 GRANTED (delegated)

Proposal: Planning application for single storey rear extension

Location: 194, Ropery Road, Gainsborough

PL24/209 Decision Notice

To note decision notice received.

Application Ref No: 147737 GRANTED (delegated)

Proposal: Advertisement consent to display 1no. replacement illuminated projecting sign, 1no. replacement illuminated fascia sign & 1no. illuminated ATM surround.

Location: Nationwide Building Society, 24, Market Place, Gainsborough

Paper C (pages 31 to 34)

PL24/210 Decision Notice

To note decision notice received.

Application Ref No: 147759 REFUSED (delegated)

Proposal: Lawful development certificate to confirm existing use of the upper floors of the former town hall is use class E(b).

Location: The Old Town Hall, 36, Lord Street, Gainsborough

Paper D (pages 35 to 42)

PL24/211 Street Naming Requests

To consider street naming requests received.

Paper E Thonock Green (pages 43 to 50)

PL24/212 Tree Preservation Orders

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

PL24/213 Items for Notification

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

PL24/214 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 26 March 2024 at 7:00pm.

Rachel Allbones
Interim Town Clerk
Richmond House
Gainsborough

Thursday, 22 February 2024

PAPER A

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



DRAFT PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on **Tuesday 30 January 2024** 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

In Attendance:
Rachel Allbones Interim Town Clerk

PL24/157 Apologies for Absence

Apologies for absence were received from Councillors R Craig, C Davies, S Morley, L Muggridge, K Panter and J Ward.

PL24/158 Public Participation Period

No members of the public were present.

PL24/159 Declarations of Interest

No declarations of interest were made.

PL24/160 Dispensation Requests

No dispensation requests were received.

PL24/161 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL24/162 Minutes of the Previous Meeting (Paper A)

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 28 November 2023 be approved as a as a true and accurate record and signed by the Chairman.

PL24/163 Planning Application

[Application Ref No: 147664 \(14/12/23, 28 days\)](#)

[Proposal: Planning application for change of use of building to head office use class E\(g\)\(i\).](#)

[Location: Unit 2 Somerby Way, Somerby Park, Gainsborough](#)

RESOLVED: to support the application.

PL24/164 Planning Application

[Application Ref No: 147719 \(20/12/23, 28 days\)](#)

[Proposal: Planning application for single storey rear extension.](#)

[Location: 194 Ropery Road, Gainsborough](#)

RESOLVED: to support the application.

PL24/165 Planning Application

[Application Ref No: 147737 \(03/01/24, 28 days\)](#)

[Proposal: Advertisement consent to display 1no. replacement illuminated projecting sign, 1no. replacement illuminated fascia sign & 1no. illuminated ATM surround.](#)

[Location: Nationwide Building Society, 24 Market Place, Gainsborough](#)

RESOLVED: that the Committee had no comments.

PL24/166 Planning Application

[Application Ref No: 147787 \(15/01/24, 28 days\)](#)

[Proposal: Application for prior notification of proposed development by telecommunications code systems operators for 1no. 12m pole, 1no. GPS antenna at 12.4m, 1no. 3G OMIN antenna at 3.8m 7 smart metering equipment enclosure.](#)

[Location: Land at Gainsborough Treatment Works, The Avenue, Gainsborough](#)

RESOLVED: to support the application.

PL24/167 Planning Application

[Application Ref No: 147783 \(19/01/24, 28 days\)](#)

[Proposal: Planning application for loft conversion to create an additional bedroom including front dormer window.](#)

[Location: 46 Campbell Street, Gainsborough](#)

RESOLVED: to support the application.

PL24/168 Planning Application

[Application Ref No: 147798 \(23/01/24, 28 days\)](#)

[Proposal: Planning application for the the change of use and redevelopment to form 3no. dwellings.](#)

[Location: Former Melrose Sports and Social Club, 51 Melrose Road, Gainsborough](#)

RESOLVED: that the Committee had no comments.

PL24/169 Planning Application

[Application Ref No: 147827 \(24/01/24, 28 days\)](#)

[Proposal: Planning application for single storey extension and other alterations being variation of conditions 2 and 3 of planning permission 146492 granted 18 May 2023 - changes to window frame colour from white to grey.](#)
[Location: 22 Riverside Dental Practice, Gladstone Street, Gainsborough](#)

RESOLVED: that the Committee had no comments.

PL24/170 Decision Notice (Paper B)

Application Ref No: 147368 GRANTED (delegated)

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 **NOTE** the decision notice received.

PL24/171 Decision Notice (Paper C)

Application Ref No: 147416 GRANTED (delegated)

Proposal: Planning application to erect second storey side extension.

Location: 38 Hill Crescent, Gainsborough

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

PL24/172 Decision Notice (Paper D)

Application Ref No: 147437 REFUSED (delegated)

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 **NOTE** the decision notice received.

PL24/173 Decision Notice (Paper E)

Application Ref No: 147438 REFUSED (delegated)

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 **NOTE** the decision notice received.

PL24/174 Decision Notice (Paper F)

Application Ref No: 147177 GRANTED (Committee)

Proposal: Planning application to install a traditional Victorian awning.

Location: 5-7 Market Place, Gainsborough

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

PL24/175 Decision Notice (Paper G)

Application Ref No: 147178 GRANTED (Committee)

Proposal: Listed building consent to install a traditional Victorian awning.

Location: 5-7 Market Place, Gainsborough

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

PL24/176 Decision Notice (Paper H)

Application Ref No: 147202 GRANTED (delegated)

Proposal: Planning application to change the use from 1no. shop, 3no. dwelling houses and 1no. flat to 1no. shop, 3no. dwellings and 2no. flats.

Location: 80-82, Church Street, Gainsborough

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

PL24/177 Decision Notice (Paper I)

Application Ref No: 147359 GRANTED (delegated)

Proposal: Listed building consent to change the use from 1no. shop, 3no. dwellinghouses and 1no. flat to 1no. shop, 3no. dwellings and 2no. Flats.

Location: 80-82, Church Street, Gainsborough

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

PL24/178 Decision Notice (Paper J)

Application Ref No: 147610 GRANTED (delegated)

Proposal: Advertisement consent to display 2no. fascia signs.

Location: Shoezone, Unit 2a, Marshall's Yard, Beaumont Street, Gainsborough

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

PL24/179 Decision Notice (Paper K)

Application Ref No: 136937 GRANTED

Proposal: Outline planning application for residential development of up to 750no. dwellings with access to be considered and not reserved for subsequent applications

Location: Land north east of Highfields roundabout, Corringham Road, Gainsborough

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

PL24/180 Decision Notice (Paper L)

Application Ref No: 146003 GRANTED (delegated)

Proposal: Advertisement consent to display 1no. non-illuminated fascia sign.

Location: Emporium 2 Granary Wharf, Bridge Street, Gainsborough

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

PL24/181 Decision Notice (Paper M)

Application Ref No: 146120 GRANTED (delegated)

Proposal: Planning application for removal of existing store-front and construct

replacement.

Location: Digitech Business Equipment, 63 Heaton Street, Gainsborough

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

PL24/182 Street Naming Requests (Papers N & O)

RESOLVED: to **NOTE** the update regarding the street name proposals for the new development accessed off Horsley Road.

RESOLVED: to **NOTE** the following street names for the new development Thonock Green street names, but to Cllr Plastow to contact the Heritage Association regarding any specific family names on the land, 6/7 names to be confirmed at the next meeting: -

- 1) Vardo
- 2) Romani / Romany
- 3) Piebald
- 4) Cob
- 5) Tinker
- 6) Field

The above names came from the land traditionally was where horses were left to forage from the travelling community.

PL24/183 Tree Preservation Orders

No tree preservation orders were received.

PL24/184 Mobile Infrastructure Upgrade (Paper P)

RESOLVED: to **NOTE** the consultation on proposed base station installation upgrade at Cornerstone 10681128, Whites Wood Lane, Gainsborough.

PL24/185 Items for Notification

There were no items for notification.

PL24/186 Time and Date of Next Meeting

RESOLVED: to **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 27 February 2024 at 7:00pm at Richmond House, Morton Terrace.

The meeting closed at 8:12pm

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

PAPER B

Outline Planning Permission

Name and address of applicant

A M Packaging Limited Pension Fund
A M P Rose
Unit 1 Somerby Way
Somerby Park
Gainsborough
Lincolnshire
DN21 1QU

Name and address of agent (if any)

Mr John Hunter
BSB Architecture
The Deep Business Centre
Tower Street
Hull
HU1 4BG

Part One – Particulars of application

Date of application:

08/08/2023

Application number:

147174

Particulars and location of development:

Outline planning application to demolish all existing industrial structures and erect up to 64no. dwellings with all matters reserved being variation of conditions 2, 4, 5 & 6 of planning permission 143821 granted 11 January 2023 - to separate the action of demolition from the development.

Former AMP Rose site Heapham Road Gainsborough Lincolnshire DN21 1SJ

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

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

1. Application for approval of the reserved matters must be made before the end of the 11th January 2026.

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

2. No development apart from demolition must take place until, plans and particulars of the **access, appearance, layout** and **scale** of the buildings to be erected and the **landscaping** of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development must be carried out in accordance with those details.

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

3. The development hereby permitted must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

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

4. No development apart from demolition must take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme must be fully implemented. [Outcomes must appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme must include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:
 - a) The contaminated land assessment must include a desk study to be submitted to the LPA for approval. The desk study must detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy must be approved by the LPA prior to investigations commencing on site.
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, must be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy must be submitted to the LPA. The LPA must approve such remedial works as required prior to any remediation commencing on site. The works must be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - d) Approved remediation works must be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination must be fully assessed and an appropriate remediation scheme agreed with the LPA.
 - e) Upon completion of the works, this condition must not be discharged until a closure report has been submitted to and approved by the LPA. The closure report must include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria must be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and local policy S56 of the Central Lincolnshire Local Plan 2023.

5. No development apart from demolition must take place until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. The noise assessment must determine the noise impact of the industrial building identified on indicative site plan ARQ/1190/03 on the site. If necessary the noise assessment must provide noise mitigation measures for any dwellings (construction and/or landscaping details) which would be located within a prescribed distance from the industrial building. No occupation of any individual dwelling requiring mitigation measures must occur until the recommended noise mitigation measures have been installed in strict accordance with the approved details and retained as such until the industrial building has been demolished and removed from the site.

Reason: To protect the amenity of the potential future adjacent neighbour's from undue noise to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Town Neighbourhood Plan.

6. No development apart from demolition must take place until a construction method statement including a construction site plan has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the construction period. The statement must provide for:
 - (i) the routing and management of traffic including any off site routes for the disposal of excavated material;
 - (ii) the parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (vi) wheel cleaning facilities;
 - (vii) measures to control the emission of dust and dirt;
 - (viii) protection of the public right of way along the south boundary
 - (ix) protection of the use of Gainsborough Cemetery to the north and west.
 - (x) details of noise reduction measures;
 - (xi) a scheme for recycling/disposing of waste;
 - (xii) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
 - (xiii) strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

Reason: To restrict disruption to the living conditions of the neighbouring dwellings and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Neighbourhood Plan.

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

7. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with location plan ARQ/1190/01 dated 5th January 2021 approved in outline permission 143821. The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To outline the extent of the development site in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S1, S3 and S78 of the Central Lincolnshire Local Plan 2023 and policy NPP1 of the Gainsborough Town Neighbourhood Plan.

8. No development above ground level must take place until a detailed surface water drainage scheme for the site, based on sustainable urban drainage principles has been submitted to and approved in writing by the Local Planning Authority. If a full sustainable urban drainage system scheme is incapable of being delivered then comprehensive justification of this must be submitted. The scheme must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which must be restricted to 6 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme must be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling must be occupied until the approved scheme has been completed or provided on the site in strict accordance with the approved phasing. The approved scheme must be retained and maintained in full, in strict accordance with the approved details.

Reason: To ensure that surface water is adequately and appropriately drained on the site and without creating or increasing flood risk to land or property, nor

drainage network adjacent to, or downstream of, the permitted development to accord with the National Planning Policy Framework, local policy S12 and S21 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Town Neighbourhood Plan.

9. No development above ground level must take place until details of a scheme for the disposal of foul sewage have been submitted to and approved in writing by the Local Planning Authority. Development must thereafter proceed in strict accordance with the details and be operational before the first dwelling is occupied.

Reason: To ensure adequate foul drainage facilities are provided to serve the development to prevent the pollution of the water environment and to accord with the National Planning Policy Framework, local policy S12 and S21 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Town Neighbourhood Plan.

10. No occupation must take place until all of that part of the estate road and associated footways that forms the junction with the main road and will be constructed within the limits of the existing highway, must be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels to accord with National Planning Policy Framework, local policy S47 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Town Neighbourhood Plan.

11. Any submitted reserved matters planning application must include an M4(2) standards schedule demonstrating that no less than 30% of the dwellings are in full compliance with the standards set out in Part M4(2) (Volume 1: dwellings) of the Building Regulations 2010.

Reason: To ensure the development meets the requirements for accessibility set out in Part M4(2) of the of the Building Regulations 2010 and to accord with the National Planning Policy Framework and local policies S20 of the Central Lincolnshire Local Plan 2023.

12. Any submitted reserved matters planning application must include an internal footway link which connects the development to public rights of way Gain/20/2 (Pingle Hill).

Reason: To provide closer pedestrian accessibility to the public rights of way and to encourage future occupants to travel around the Town of Gainsborough on foot or by bicycle to accord with the National Planning Policy Framework, local policies S47 and S48 of the Central Lincolnshire Local Plan 2023 and policy NPP6 of the Gainsborough Neighbourhood Plan.

13. The development hereby approved must be completed in strict accordance with Safety Method Statement for Strip Out and Demolition Works by ART Demolition Contractors dated 5th October 2023.

Reason: To restrict disruption to the living conditions of the neighbouring dwellings and the surrounding area from noise, dust and vibration to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

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

NONE

Notes to the Applicant

Highways

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

All roads within the development hereby permitted must be constructed to a satisfactory engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance please refer to <https://www.lincolnshire.gov.uk>.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management> Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

As this is an outline application with all matters reserved, access and layout have not been considered. It is advised that access, parking, visibility, turning and layout considers the required detail within the Lincolnshire County Council Design Approach and Development Road Specification.

Community Infrastructure Levy

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge.

The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL

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

Reasons for granting permission

The decision has been considered against local policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption – Residential Development, S11 Embodied Carbon, S12 Water Efficiency and Sustainable Water Management, NS18 Electric Vehicle Charging, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S48 Walking and Cycling Infrastructure, S49 Parking Provision, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S54 Health and Wellbeing, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and Character, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S78 Housing Sites in Main Towns of the Central Lincolnshire Local Plan 2023 and Policy NPP1 Sustainable Development, NPP5 Protecting the Landscape Character, NPP6 Ensuring a High Quality Design, NPP7 Ensuring a High Quality Design in Each Character Area and NPP8 A Mix of Housing Types of the Gainsborough Town Neighbourhood Plan. Consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. The principle of the development has already been established in outline planning permission 143821 to construct up to 64 dwellings on this allocated housing site within the developed footprint of Gainsborough. The proposed amendments to the opening wording of the condition 2, 4, 5 and 6 is considered acceptable. The detail within the submitted Safety Method Statement is also acceptable and considers the amenity of the surrounding area. The demolition works would not have an unacceptable harmful impact on the living conditions of neighbouring dwellings. It is therefore considered that the proposed amendments are acceptable subject to conditions.

Working Practice Statement

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

Date: 2nd February 2024

Signed:



Ian Knowles
Head of Paid Service

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

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).

Self-build and Custom housebuilding

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

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

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple

Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>

- *You must use the appropriate appeal form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Please note only the applicant possesses the right to appeal**

Purchase Notices

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

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff

Officers Report

Planning Application No: 147174

PROPOSAL: Outline planning application to demolish all existing industrial structures and erect up to 64no. dwellings with all matters reserved being variation of conditions 2, 4, 5 & 6 of planning permission 143821 granted 11 January 2023 - to separate the action of demolition from the development.

LOCATION: Former AMP Rose site Heapham Road Gainsborough
Lincolnshire DN21 1SJ

WARD: Gainsborough East

WARD MEMBER(S):

APPLICANT NAME: AM Packaging Limited Pension Fund

TARGET DECISION DATE: 07/11/2023

DEVELOPMENT TYPE: Major - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant permission subject to conditions and the signing of a S106 Deed of Variation Legal Agreement which delivers:

- An NHS contribution of £40,480.00 to convert office space into a clinical room, which will enable the provision of further clinical staff and services to meet the patient needs at Cleveland Surgery and Caskgate Street Surgery.
- An open space management and maintenance plan.

Description:

The application site is a former commercial/industrial site within the developed footprint of Gainsborough. The application site is predominantly covered by hardstanding with a number of commercial buildings of mixed scale, appearance and material finish. Some grassed areas exist to the east of the site. The site slopes upwards gradually from north to south then flattens in the southern section. The north west boundary is screened by high palisade fencing and regular planted mature trees from the grounds of the cemetery. The north east boundary is screened by palisade fencing with an additional very low brick wall below the palisade fencing to the front of the site. The south boundary is screened by palisade fencing and domestic fencing where shared with domestic dwellings. Part of the east/south west boundary is screened by the gable end of a large commercial building and partly open to the remainder of the site. The south boundary is screened by palisade fencing with high trees/hedging adjacent the public right of way. Neighbouring dwellings are adjacent or opposite to the north east, south east and south. Commercial use sits to the east. Gainsborough General Cemetery is to the north west. To the north east is St Georges Church and its Vicarage.

The application site is within a Site Specific Minerals Safeguarding Area and contaminated land due to the former factory use. Public Rights of Way Gain/20/2 runs adjacent the south boundary.

The application seeks outline planning permission to demolish all existing industrial structures and erect up to 64no. dwellings with all matters reserved being variation of conditions 2, 4, 5 & 6 of planning permission 143821 granted 11 January 2023 - to separate the action of demolition from the development.

The conditions to be amended are:

- Condition 2 – Submission of Reserved Matters
- Condition 4 – Contaminated Land Assessment
- Condition 5 – Noise Assessment
- Condition 6 – Construction and Demolition Method Statement

The application seeks to alter the wording of the above conditions by changing the opening wording of the condition from:

“No development must take place until”

To:

“No development apart from demolition must take place until”

In addition, a demolition method statement has been submitted to remove demolition from Condition 6 and subsequently add a new standalone in accordance with condition for demolition.

Relevant history:

M06/P/1345 - Planning application to erect 81 residential dwellings – 28/09/07
- Granted time limit and other conditions

143821 - Outline planning application to demolish all existing industrial structures and erect up to 64no. dwellings with all matters reserved – 11/01/23 - Granted time limit plus conditions

Representations

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

Gainsborough Town Council: Comment

- The Committee resolved that due to the history of the site applications and 146656 being refused that it be brought in front of the Planning Committee.
- Also due to concerns regarding it being an old industrial site and disturbance during demolition.

Local residents: No representations received to date

LCC Highways/Lead Local Flood Authority: No objections
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.

Environment Agency: Comment
The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'.

LCC Education: No comment to make on this application
Lincolnshire Police: No objections

WLDC Conservation: No representations received to date
LCC Archaeology: No representations received to date
Strategic Housing Manager: No representations received to date
WLDC Public Protection: No representations received to date
NHS: No representations received to date
Ramblers Association: No representations received to date
LCC Minerals and Waste: No representations received to date

ECM Checked: 20th October 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 in April 2017); the Gainsborough Neighbourhood Plan (made 28th June 2021); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:
S1 The Spatial Strategy and Settlement Hierarchy
S2 Growth Levels and Distribution
S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns
S6 Design Principles for Efficient Buildings
S7 Reducing Energy Consumption – Residential Development
S11 Embodied Carbon
S12 Water Efficiency and Sustainable Water Management
NS18 Electric Vehicle Charging
S20 Resilient and Adaptable Design

S21 Flood Risk and Water Resources
S22 Affordable Housing
S23 Meeting Accommodation Needs
S45 Strategic Infrastructure Requirements
S47 Accessibility and Transport
S48 Walking and Cycling Infrastructure
S49 Parking Provision
S51 Creation of New Open Space, Sports and Leisure Facilities
S53 Design and Amenity
S54 Health and Wellbeing
S56 Development on Land Affected by Contamination
S57 The Historic Environment
S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and Character
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S78 Housing Sites in Main Towns

- ***Gainsborough Town Neighbourhood Plan (NP) (Made 28th June 2021)***

Relevant policies of the NP include:

NPP1 Sustainable Development
NPP5 Protecting the Landscape Character
NPP6 Ensuring a High Quality Design
NPP7 Ensuring a High Quality Design in Each Character Area
NPP8 A Mix of Housing Types

Gainsborough Heritage and Character Assessment (Character Area TCA03 Middlefield (pg40-47))

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is in a Site Specific Minerals Safeguarding Area and policy M12 of the Core Strategy applies.

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 68 states:

“strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) *specific, deliverable sites for years one to five of the plan period and*

b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”*

Paragraph 119 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”

Paragraph 131 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

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 Model Code (2021)**

Main issues:

This application is made under Section 73 of the Town & Country Planning Act 1990, in order to develop land not in compliance with conditions previously attached.

In accordance with planning law (Section 73(2)), “consider only the question of the conditions subject to which planning permission should be granted.” It is not a re-visitation or reassessment of the original decision to grant planning permission.

- Principle of the Development
- Development Plan
- Proposed Amendment

- Assessment in planning permission 143821
- Change of wording
- Demolition
- Section 106 Legal Agreement
- Assessment of condition 1, 3 7-12 of planning permission 143821
- New Condition

Assessment:

Principle of the Development

The principle of the development has already been established in planning permission 143821 dated 11th January 2023. No conditions have been discharged (approved) to date and no works have commenced on site.

Development Plan

Outline planning application 143821 was determined against the adopted local policies of the Central Lincolnshire Local Plan 2012-2036, the Gainsborough Town Neighbourhood Plan 2021 and the Lincolnshire Minerals and Waste Local Plan 2016.

The Central Lincolnshire Local Plan 2012-2036 was under review at the time of assessment of 143821 and was afforded some weight.

Since the determination of 143821 the Central Lincolnshire Local Plan 2012-2036 has been superseded by the Central Lincolnshire Local Plan 2023 during April 2023. The Gainsborough Town Neighbourhood Plan 2021 and the Lincolnshire Minerals and Waste Local Plan 2016 have not changed.

The adoption of the Central Lincolnshire Local Plan 2023 and the policies it carries does not alter the assessment of the principle accepted in outline permission 143821.

Proposed Amendment

The conditions to be amended are:

- Condition 2 – Submission of Reserved Matters
- Condition 4 – Contaminated Land Assessment
- Condition 5 – Noise Assessment
- Condition 6 – Construction and Demolition Method Statement

The application seeks to alter the wording of the above conditions by changing the opening wording of the condition from:

“No development must take place until”

To:

“No development apart from demolition must take place until”

In addition, a demolition method statement has been submitted to remove demolition from Condition 6 and subsequently add a new standalone in accordance with condition for demolition.

Assessment in planning permission 143821

In planning application 143821 the following consideration apart from the principle were assessed in the decision-making process:

- Minerals Resource
- Affordable Housing
- Viability Assessment
- Developer Contributions (Education/Open Space/CIL)
- Health Impact Assessment
- Other Considerations

These considerations are not altered from the officer's report assessment of planning application 143821.

Change of wording

The submission of this variation application has been discussed with the interested parties prior to submission. The reason behind this section 73 minor material amendment application is to allow the demolition of the industrial buildings to take place prior to the submission of any further details. This would in effect allow the site to become a cleared site.

The proposed change of wording to all four conditions (2, 4, 5 and 6) is considered acceptable.

Demolition

The application has included a Safety Method Statement for Strip Out and Demolition Works by ART Demolition Contractors dated 5th October 2023. This statement is considered acceptable and removes the need for demolition details to be submitted in condition 6. The Safety Method Statement can be added to the permission as a new condition to be accorded with.

Section 106 Legal Agreement

Outline planning permission was permitted with a signed and certified S106 Legal Agreement with the following obligations:

- An NHS contribution of £40,480.00 to convert office space into a clinical room, which will enable the provision of further clinical staff and services to meet the patient needs at Cleveland Surgery and Caskgate Street Surgery.
- An open space management and maintenance plan.

To ensure this application is tied to the same S106 Legal Agreement the agent has submitted a head of terms to enable an instruction to create a deed of variation S106 Legal Agreement. The creation of the deed of variation has been instructed and is currently in the hands of the Lincs Legal team.

Assessment of condition 1, 3 7-12 of planning permission 143821

As a variation of condition application will create a brand-new permission in itself a review of conditions imposed on 143821 needs to be undertaken without this any new permission would be unrestricted. All conditions will be updated to reflect the policies of the Central Lincolnshire Local Plan 2023.

Condition 1 – Time Limit

This condition is still relevant and necessary and must be retained with an amendment to state the development must commence before the end of 11th January 2026.

Condition 3 – Time Limit

This condition is still relevant and necessary and must be retained.

Condition 7 – Plan

This condition is still relevant and necessary and must be retained with an amendment to state outline permission 143821.

Condition 8 – Surface Water Drainage

This condition is still relevant and necessary and must be retained.

Condition 9 – Foul Water Drainage

This condition is still relevant and necessary and must be retained.

Condition 10 – Estate Road/Footway

This condition is still relevant and necessary and must be retained.

Condition 11 – M4(2) Compliance

This condition is still relevant and necessary and must be retained.

Condition 12 – Footway Link

This condition is still relevant and necessary and must be retained.

New Condition

As described earlier in the demolition section of this report it is considered reasonable and necessary to add a condition to ensure the accepted Safety Method Statement for Strip Out and Demolition Works by ART Demolition Contractors dated 5th October 2023 is accorded to.

Conclusion and reasons for decision:

The decision has been considered against local policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption – Residential Development, S11 Embodied Carbon, S12 Water Efficiency and Sustainable Water Management, NS18 Electric Vehicle Charging, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S48 Walking and Cycling Infrastructure, S49 Parking Provision, S51 Creation of New Open

Space, Sports and Leisure Facilities, S53 Design and Amenity, S54 Health and Wellbeing, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and Character, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S78 Housing Sites in Main Towns of the Central Lincolnshire Local Plan 2023 and Policy NPP1 Sustainable Development, NPP5 Protecting the Landscape Character, NPP6 Ensuring a High Quality Design, NPP7 Ensuring a High Quality Design in Each Character Area and NPP8 A Mix of Housing Types of the Gainsborough Town Neighbourhood Plan. Consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. The principle of the development has already been established in outline planning permission 143821 to construct up to 64 dwellings on this allocated housing site within the developed footprint of Gainsborough. The proposed amendments to the opening wording of the condition 2, 4, 5 and 6 is considered acceptable. The detail within the submitted Safety Method Statement is also acceptable and considers the amenity of the surrounding area. The demolition works would not have an unacceptable harmful impact on the living conditions of neighbouring dwellings. It is therefore considered that the proposed amendments are acceptable 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 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

Representors to be notified -
(highlight requirements):

Standard Letter **Special Letter** **Draft enclosed**

Prepared by: Ian Elliott **Date:** 20th October 2023

Signed: 

Authorising Officer  **Date:** 20th October 2023

Decision Level (tick as appropriate)

PAPER C

Consent to Display Advertisements

Name and address of applicant	Name and address of agent (if any)
Nationwide Building Society Pipers Way Nationwide House Swindon EC3N 1AG	Miss Holly Design De-Buriette ISG Design Ltd. Boleyn House St Augustines Business Park Whitstable, London CT5 2QJ

Part I – Particulars of application

Date of application	Application no
19/12/2023	147737

Particulars and location of advertisements:

Advertisement consent to display 1no. replacement illuminated projecting sign, 1no. replacement illuminated fascia sign & 1no. illuminated ATM surround.

Nationwide Building Society 24 Market Place Gainsborough Lincolnshire DN21 2EU

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. The proposed signs must be displayed in accordance with the following drawing: EX.00.E1 dated 14/9/23. The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S1, S53 and NS54 of the Central Lincolnshire Local Plan 2023-2043.

3. 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.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. No advertisement must 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.

Reason: In accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and local policies S1, S53 and NS54 of the Central Lincolnshire Local Plan 2023-2043.

6. Any structure or hoarding erected or used principally for the purpose of display advertisements must be maintained in a condition that does not endanger the public.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the public safety to accord with the National Planning Policy Framework and local policies S1, S53 and NS54 of the Central Lincolnshire Local Plan 2023-2043.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the public safety to accord with the National Planning Policy Framework and local policies S1, S53 and NS54 of the Central Lincolnshire Local Plan 2023-2043.

Date: 9th February 2024

Signed:



Ian Knowles
Head of Paid Service

West Lindsey District Council
Council Offices
Guildhall

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 or by asking any of the Customer Services staff.

PAPER D

Section 191 Town and Country Planning Act 1990 (as amended)

**Refusal of Certificate of Lawful Use or Development
Notice of Decision**

(Application No. 147759)

To: Mr Steve Jones

**The Old Town Hall
36 Lord Street
Gainsborough
Lincolnshire
DN21 2DB**

In pursuance of their powers under the above-mentioned Act, West Lindsey District Council (“the Council”) as local planning authority **HEREBY REFUSE** your application for a certificate of lawful use under section 191 of the Act, dated **21/12/2023** as described in the Second Schedule in respect of the land identified in that application, namely:

The Old Town Hall 36 Lord Street Gainsborough Lincolnshire DN21 2DB

The grounds for the Council’s decision are as follows in the First Schedule:

FIRST SCHEDULE

Based on the evidence provided, the planning history at the site and the previous use of the upper floors of the Old Town Hall prior to it becoming vacant, it is considered that the use of the building does not solely comprise of a Class E (b) use as defined by the Town and Country Planning (Use Classes) Order 1987.

SECOND SCHEDULE

Lawful development certificate to confirm existing use of the upper floors of the former town hall is use class E(b).

Signed



Ian Knowles
Head of Paid Service

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

Dated

7th February 2024

NOTES

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Secretary of State under section 195 of the Act (as amended).
2. Appeal forms may be downloaded from the Planning Inspectorate website at www.planning-inspectorate.gov.uk. Alternatively, appeal forms can be obtained from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple quay, BRISTOL, BS1 6PN, telephone 0117 372 6372. *You must use a Certificate of Lawful Use or Development Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*
3. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
4. You are advised to consult the brief official guide to applications and appeals, published by the Department of Communities and Local Government, from whom appeal forms may also be obtained on request.
5. **Only the applicant possesses the right to appeal this decision.**

Officer's Report

Planning Application No: 147759

PROPOSAL: Lawful development certificate to confirm existing use of the upper floors of the former town hall is use class E(b).

LOCATION: The Old Town Hall 36 Lord Street Gainsborough
Lincolnshire DN21 2DB

WARD: Gainsborough South West

WARD MEMBER(S): Cllr T V Young and Cllr J S McGhee

APPLICANT NAME: Mr Steve Jones

TARGET DECISION DATE: 15/02/2024

DEVELOPMENT TYPE: Certificates of Lawful Development

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Refuse Lawful Development Certificate

Site Description: The application site comprises of The Old Town Hall, located in the market place within Gainsborough. The host building is considered to be a non-designated heritage asset given that it is noted as being a 'building of local interest' within the Gainsborough Town Conservation Appraisal and it also being noted in the 'Local List' within the Gainsborough Neighbourhood Plan.

The site is within the Gainsborough Town Centre Conservation Area and is within close proximity to a number of Listed Buildings, namely;

- No.s 32, 51-53 Lord Street (Grade II Listed);
- White Hart Hotel, Lord Street (Grade II Listed);
- No.s 3, 5 -7, 22 and 30 Market Place (Grade II Listed);

The site is also within a defined Primary Shopping Area and Gainsborough Town Centre as well as being within a Sand and Gravel Minerals Safeguarding Area.

The Application: The application seeks a lawful development certificate to confirm the upper (first and second) floors of the Old Town Hall can be classed as Use Class E (b)- Food and drink which is mostly consumed on the premises.

Relevant history:

146960- 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. Granted with conditions 27/09/2023.

131581- Advertisement consent to display 3no. non-illuminated fascia's with letters, 1no. set non-illuminated individual letters and 1no. externally illuminated projecting sign. GC 22/09/2014.

124571- Listed Building Consent for the installation of wall mounted street lighting and architectural up lighting on various buildings in Gainsborough Town Centre. GC 09/09/2009.

M04/P/0503- DISPLAY 2NO. INTERNALLY ILLUMINATED POSTER DISPLAY BOXES, 2NO. MUSICAL NOTES AND 1 NO. INTERNALLY ILLUMINATED ENTRANCE FASCIA. Granted with conditions 21/06/04.

99/P/0749- Planning application to change the use to Class A3 (Food and Drink) and D2 (Assembly and Leisure). Granted with conditions 03/12/99.

W33/806/93- Planning permission to change the use of part ground and the upper floors of building to multi-functional hall, photographic studios, with ancillary framing, processing, retail and administrative offices. Conditional outline consent 12/11/93.

W33/264/82- Change the use of Market Hall to office use. Conditional outline consent 20/05/1982.

W33/263/82- Change the use of Market Hall to shopping use. Deemed Consent 20/05/1982.

Representations:

No representations received.

Relevant Planning Legislation:

- Sections 191-193 of the Town and Country Planning Act 1990 ("the Act")
- The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Main issues

- Can the use of the first and second floors of the Old Town Hall be considered to be Use Class E (b)- Food and drink which is mostly consumed on the premises.

Assessment:

Planning Practice Guidance states a local planning authority can grant a certificate confirming that an existing use of land, or some operational development, or some activity being carried out in breach of a planning condition, is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990.

The statutory framework covering "lawfulness" for lawful development certificates is set out in section 191(2) of the Act. In summary, lawful development is development against which no enforcement action may be

taken and where no enforcement notice is in force, or, for which planning permission is not required.

The onus of proof in an application for a lawful development certificate is on the applicant, who must prove their case “on the balance of probability”. The Courts have also held (*F.W. Gabbittas v SSE and Newham LBC* [1985] J.P.L. 630) that the applicant’s own evidence does not need to be corroborated by “independent” evidence in order to be accepted. In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant’s version of events less than probable, there is no good reason to refuse the application, provided the applicant’s evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

The application seeks a lawful to development certificate to confirm that the existing use of the building to be Class E (b)- Food and drink which is mostly consumed on the premises.

Planning permission was granted at the site in 1999 to change the use to Class A3 (Food and Drink) and D2 (Assembly and Leisure), therefore comprising of a mixed use. This application related to the first and second floors.

Following the coming into force of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, many of the use classes were re categorised with one of the changes being that a previous A3 use would now fall within Use Class E. With a D2 (Assembly and Leisure) use being re categorised as a Sui Generis use (live music performance venue). It therefore needs to be established if the first and second floors have only ever been in use as a A3 (Food and Drink) establishment to know be considered as falling only within Use Class E (b).

The evidence submitted with the application includes a signed letter (dated 21/10/21) from the previous tenant of the building, which states the following;

“We can confirm that for the last 5 years the Old Town Hall has primarily used as a restaurant and the main source of revenue has come from the sales of food and beverage to diners seated at tables. The sales profile has been to attract diners into the restaurant through forward bookings by the sale of tickets and as part of the dining experience, background entertainment is sometimes provided with a singer or group and we have late night licences for these purposes. We can categorically state that at no time in our tenancy of The Old Town Hall from September 2016 have the premises been used as a nightclub for purely dancing, singing or other forms of entertainment. Any live entertainment on the premises is subsidiary to our dominant use as a restaurant for seated diners.

The Old Town Hall has fully equipped kitchens and we cook our own food on the premises for waitress service to the tables or by self-serve buffet. Regular Sunday lunches are held and we also provide catering for wedding receptions, birthday and other celebrations and wakes.

Unfortunately, the pandemic has meant that we have been obliged to cease trading for the last 12 months in which time the premises have been vacant.”

This is the only evidence submitted with the application. It is clear from this letter/statement that both of the uses, that were given permission in 1999 were being carried out when the building was last in use. The upper floors of the Old Town Hall were not being **solely** used as Class E (b)- Food and drink which is mostly consumed on the premises.

Prior to the first and second floors of the building becoming vacant in 2020 due to the pandemic the building was being used as a live entertainment venue (with a late-night licence in place) Tickets being sold usually included a meal as well as opening for Sunday lunches and other celebrations, this is considered to be a Sui Generis use (live music performance venue). There has been no other intervening use since 2020.

Therefore, based on the evidence provided, the planning history and the use prior to the building becoming vacant it is considered that the use of the building still comprises of a mixed use of Class E (b) and a Sui Generis use (live music performance venue). Based on the evidence provided it is not considered that the sole use of the upper floors of the Old Town Hall is Class E (b).

Conclusion and reasons for decision: Based on the evidence provided, the planning history at the site and the previous use of the upper floors of the Old Town Hall prior to it becoming vacant, it is considered that the use of the building does not solely comprise of a Class E (b) use as defined by the Town and Country Planning (Use Classes) Order 1987. It is therefore recommended that the lawful development certificate is refused.

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

Notes/Informative

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

Standard Letter **Special Letter** **Draft enclosed**

Prepared by : Danielle Peck

Date : 06/02/2024

Signed: *D Peck*

Authorising Officer



Date: 6th February 2024

Decision Level (tick as appropriate)

Delegated X

PAPER E

**Officer Report to the
Planning Committee**

Report Author: Rachel Allbones
Report Date: 25 January 2024



Gainsborough
TOWN COUNCIL

Street Naming – Thonock Green, Gainsborough

1. Summary

To consider street naming proposals for the Thonock Green development Land northeast of Highfields roundabout Corringham Road Gainsborough DN21 1XZ.

Site plan at Appendix A.

2. Proposals from the Developer

Proposed Street names:

- Settlement Road
- Blyton Road
- Thonock Road
- Domesday Road
- Waites Road
- Parkland Road

Above are because they have a golf course and also Thonock was mentioned in the Domesday book.

- Meadow Croft View
- Grange Crescent
- Belt Rise
- Merican Way
- Thomas Gainsborough Avenue
- Sundown Close

Gemstone names;

- Ruby
- Quartz
- Diamond
- Jade
- Opal
- Emerald
- Topaz
- Amethyst

Or all the owners of the local medieval manor;

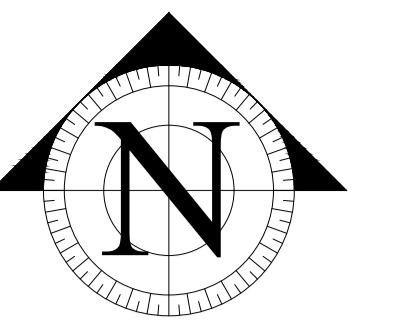
- Thomas
- Burgh
- Edward
- Agnes
- Margaret
- William
- Hickman
- Elizabeth

- Wiloughby
- Henry

WLDC “*would advise having 6 street names for this development, although it might be worth suggesting 7 just to ensure that we have ample to cover the whole site.*”

3. Recommendation

The Committee is recommended to propose 7 street names for the Thonock Green development Land northeast of Highfields roundabout Corringham Road Gainsborough DN21 1XZ.



- KEY:**
- DENOTES 1800 HIGH OPEN BOARDED FENCE SD04 - TYPE 3
 - DENOTES 1800 HIGH SCREEN WALL / FENCE SD04 - TYPE 2 (REFER TO MATERIAL PLAN FOR BRICK COLOUR)
 - DENOTES 450 HIGH TIMBER KNEE RAIL SD04 - TYPE 10
 - DENOTES NOTIONAL BOUNDARY
 - DENOTES 1.8m HIGH TIMBER GATE TO MATCH FENCING
 - DENOTES FIRST HOMES
 - DENOTES FLAGGED AREA TO BE PROVIDED FOR BIN COLLECTION AREAS
 - DENOTES ECOLOGY MITIGATION - BIRD BOX REQUIREMENT REFER TO ECOLOGY MITIGATION PLAN
 - DENOTES ECOLOGY MITIGATION - BAT BOX LOCATION REFER TO ECOLOGY MITIGATION PLAN
 - DENOTES POSITION OF STREET LIGHTING COLUMN REFER TO ST LIGHTING DESIGN FOR DETAILS
 - EXISTING TREE / HEDGE (RETAINED) REFER TO 10720-T-02 TREE RETENTION PLAN
 - EXISTING TREE / HEDGE (REMOVED) REFER TO 10720-T-02 TREE RETENTION PLAN
 - DENOTES SERVICE EASEMENT
 - BLOCK PAVING SPEC REFER TO MATERIALS PLAN FOR COLOUR
 - DENOTES HOGGING PATH
 - DENOTES SWALES AREA
 - DENOTES DWELLINGS WITH CHIMNEY REFER TO MATERIALS/FEATURE PLAN
 - DENOTES PLOTS WITH DENTIL COURSE DETAIL TO GABLE ENDS (PLEASE REFER TO "VILLAGE + HOUSE TYPE ELEVATIONS")
 - DENOTES PLOTS WITH CYCLE STORE PROVISION
 - DENOTES PLOTS REQUIRING ADDITIONAL ACOUSTIC TREATMENT IN ACCORDANCE WITH THONOCK, GAINSBOROUGH NOISE IMPACT ASSESSMENT
 - DENOTES RIDGE AND FALLOW SIGNAGE BOARD
- FOR FULL LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS PLANS
- PARKING SPACES TO BE 5m X 2.5m
- REFER TO GARAGE DRAWING SGD-01 6.5X 3 FOR GARAGE SIZES AND SITE LAYOUT FOR ROOF ARRANGEMENT
- ALL HOUSE TYPES AND GARAGES TO INCLUDE FRONT AND REAR ELEVATION DENTIL COURSE DETAILING AND RISE AND FALL GUTTERS, (20 SINGLE GARAGES, 2 DOUBLES (ACCOMMODATING 4 DWELLINGS) AND 4 DRIVE THROUGHS. TOTAL = 28 GARAGES WITH EAVES DENTIL COURSE.



Thonock, Gainsborough
Rev G

Schedule of Accommodation

House Type	Abbreviation	SQft.	SQm.	No	No	NSS	NSS	NSS	M42	Garage	Garage	No. Units	Floor Area
				Bed	Storeys	Bed	SQm Area	Comp	Comp	SQm.	Configuration	Total	Site SQm.
Danbury (Mid)	Da	816	75.8	3	2	2	74.4	Y	Y		2 Spaces	10	8,160
Danbury (End)	Da	816	75.8	3	2	2	74.4	Y	Y		2 Spaces	34	27,744
Danbury + (End)	Da	816	75.8	3	2	2	74.4	Y	Y		2 Spaces	3	2,448
Deepdale	Dp	887	82.4	3	2	2	81.1	Y	Y		2 Spaces	6	5,322
Deepdale +	Dp	887	82.4	3	2	2	81.1	Y	Y		2 Spaces	1	887
Glenmore (Semi)	Gl	930	86.4	3	2	3	85.1	Y	Y		Integral 6 x 3 plus 2 spaces	10	9,300
Glenmore + (Semi)	Gl	930	86.4	3	2	3	85.1	Y	Y		Integral 6 x 3 plus 2 spaces	6	5,580
Glenmore (Detached)	Gl	930	86.4	3	2	3	85.1	Y	Y		Integral 6 x 3 plus 2 spaces	5	4,650
Sherwood	Sh	968	90.0	3	2	3	89.1	Y	Y		Garage 6.5 x 3 plus space	6	5,808
Sherwood +	Sh	968	90.0	3	2	3	89.1	Y	Y		Garage 6.5 x 3 plus space	2	1,936
Charnwood	Ch	1,013	94.1	3	2	3	93.1	Y	Y		Garage 6.5 x 3 plus space	2	2,026
Charnwood +	Ch	1,013	94.1	3	2	3	93.1	Y	Y		Garage 6.5 x 3 plus space	1	1,013
Barnwood +	Bw	1,012	94.1	3	2	3	93.1	Y	Y		Garage 6.5 x 3 plus space	5	5,060
Burnham +	Bu	1,114	103.5	3	2	3	99.8	Y	Y		Integral 6 x 3 plus 2 spaces	5	5,570
Greenwood +	Gw	1,227	114.0	4	2.5	4	112	Y	Y		Garage 6.5 x 3 plus 2 spaces	3	3,681
Marston +	Ma	1,226	113.9	4	2	4	112.3	Y	Y		Integral 6 x 3 plus 2 spaces	4	4,904
Brampton +	Bt	1,259	117.0	4	2	4	115.8	Y	Y		Garage 6.5 x 3 plus space	4	5,036
Barnwood DT	Bw DT	1,195	111.1	4	2	4	109.8	Y	Y		2 Spaces	1	1,195
Barnwood DT +	Bw DT	1,195	111.1	4	2	4	109.8	Y	Y		2 Spaces	1	1,195
Knebworth DT +	Kn	1,340	124.5	5	2	5	121.5	Y	Y		2 Spaces	2	2,680
TOTAL												123	111,911
Affordable													
Haldon (Mid)	Ha	771	71.7	2	2	2	70.6	Y	Y		1.5 Spaces	1	771
Haldon (End)	Ha	771	71.7	2	2	2	70.6	Y	Y		1.5 Spaces	2	1,542
Saunton	Sa	1,007	93.6	3	2.5	3	92.2	Y	Y		1.5 Spaces	2	2,014
Braunton	Br	996	92.6	3	2.5	3	91	Y	Y		1.5 Spaces	2	1,992
TOTAL												7	6,319
TOTAL Dwellings												130	118,230

- E 28-02-22 Acoustic symbol added to denote plots requiring additional treatments
- Ridge and Fallow signage board added
- Additional cycle store provisions added
- Plot 02 swapped from a Brampton to a Burnham
- Plot 04 swapped from a Burnham to a Glenmore
- C 22-08-22 Layout amended in accordance with latest Planning and highways comments JW
- D 24-08-22 Cycle store provision added JW
- B 24-05-22 Roads and Paths amended in accordance with "Y21168-M2", provided by RWO
- A 18-05-22 This drawing is based on "715_SK01_A01_01" Thonock Gainsborough Draft Layout Rev J

Development
Thonock, Gainsborough

Drawing Title
Site Planning Layout

Persimmon Homes South Yorkshire
Bickyard Way
Snape Lane
Harworth
DN11 9FS
01302 436110
www.persimmonhomes.com

Scale: 1:500 @ A0 Drawn: JFW Checked: Date: Oct 2021

Drawing No: 715_THO_A01_01 Rev E

Street Naming

Development	Developer Proposals	GTC Proposals	Used
Warren Wood		Fred Spiksley Mary Ann Evans Thomas Miller Thomas Cooper Harold Brace Geoff Lane Maurice French Roy Ingham John Basil Hugh Longmire	Spiksley Close Mary Ann Evan Way Miller Way Thomas Cooper Drive Harold Brace Road Geoff Lane Parkside Way Foxby Mews Great Oaks Avenue
Somerby Croft (The Belt)	Belfry St Andrew's Close Portrush Turnberry Road Carnoustie Sunningdale Avenue Birkdale Avenue Ganton Lane Wentworth Woburn Muirfield Troon Gleneagles Avenue	Karsten Solhiem Thonock Canwick (Park) Millfield Rufford (Park) Bainland Normanby Carholme Serlby (Park) Kenwick (Park)	Karsten Avenue Thonock Avenue Canwick Way Millfield Close
North Parade / Thurlby Road		Guy Gibson	Guy Gibson Court
The Old Beckett School, Whites Wood Lane, Gainsborough		Old School Close	Old School Close
Bowling Green Road/Wilson Street.	Long Row Trentside View	Shore Row	Shore Row
Thonock Vale (The Avenue)		Viking (main road) Trelleborg Jutes Wulfings Reamas Geats Housecarl Thane St Edmund Blaataand St Brice Roskilde Althing	Viking Drive ????
Middlefield Lane		Proposals from St Georges School Burgh Close - After Lord Thomas Burgh who built The Old Hall in 1460	Burgh Close Alfie Williams Way Bradshaw Way Sir Thomas Avenue St Georges Close Austin Drive

Street Naming

		<p>Alfie Williams Way - In memory of Alfie. Having requested further information with regard to this, the 4-year-old boy who put this name forward had a brother who went to the School and died of cancer in 2014.</p> <p>Bradshaw Way – Requested by Gainsborough Town Council</p> <p>Sir Thomas Avenue - After Cpt Sir Tom Moore</p> <p>St Georges Close - Named because of his love of his school</p> <p>Austin Drive – No explanation given</p>	
New development accessed off Horsley Road	<p>Eliot Drive – George Eliot, Author of Mill on the Floss. Floss Mill Lane is also located just north or the development site.</p> <p>Riverside Way – Locality to the nearby River Trent.</p> <p>King Charles Way – In recognition of the new Monarch.</p>	<p>Barnes Wallis Drive - Invented the bouncing bomb used by the Royal Air Force in Operation Chastise (the "Dambusters" raid) to attack the dams of the Ruhr Valley during World War II.</p> <p>George Eliot, Author of Mill on the Floss. Floss Mill Lane is also located just north or the development site.</p> <p>Ingham Close – Roy Ingham, the first Mayor of Gainsborough</p>	Eliot Drive
Thonock Green, Gainsborough (Sweyn Lane)	<p>Settlement Road Blyton Road Thonock Road Domesday Road Waites Road Parkland Road</p> <p>Above are because they have a golf course and also Thonock was</p>		

Street Naming

	<p>mentioned in the Domesday book</p> <p>Meadow Croft View Grange Crescent Belt Rise Merican way Thomas Gainsborough avenue Sundown Close</p> <p>Gemstone names;</p> <ul style="list-style-type: none">• Ruby• Quartz• Diamond• Jade• Opal• emerald• Topaz• amethyst <p>Or all the owners of the local medieval manor;</p> <ul style="list-style-type: none">• Thomas• Burgh• Edward• Agnes• Margaret• William• Hickman• Elizabeth• Wiloughby• Henry		
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ATTACHMENT 2 WLDC restrictions on naming streets

2.Types of Names

2.1 West Lindsey District Council will consider the following:-

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

Street Naming Numbering Procedure 12/08/2019

2.2 The following suggested names will not be acceptable:-

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

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

3.0 Naming Conventions

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

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

Geographical or feature names might include:

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

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

- Lodge
- Apartments
- Mansions
- House Court