

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 Nicholas Coxon

Councillor Richard Doy

Councillor Stuart Morley

Councillor James Plastow

Councillor Kenneth Woolley

Councillor David Dobbie

Councillor Paul Key

Councillor Liam Muggridge

Councillor James Ward

Notice is hereby given that a meeting of the **Planning Committee** which will be held on **Tuesday 20 August 2024** commencing at **6:30pm** 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

PL25/059 Apologies for Absence

To note apologies for absence.

PL25/060 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](#) 3.6 – 3.9 for details.

PL25/061 Declarations of Interest

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

PL25/062 Dispensation Requests

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

PL25/063 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.

PL25/064 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 16 July 2024 (pages 5 to 9)

PL25/065 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00534 \(15/07/24, 28 days\)](#)

[Proposal: Listed building consent for new flashing detail between existing listed building & new development, alterations & repairs to existing roof & construction of new wall.](#)

[Location: 13-19 The Lindsey Centre, Market Place, Gainsborough](#)

PL25/066 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00565 \(23/07/24, 28 days\)](#)

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

[Location: 1 Rowston Close, Gainsborough](#)

PL25/067 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00585 \(31/07/24, 28 days\)](#)

[Proposal: Planning application for the demolition of the remaining Baltic Mill wall.](#)

[Location: Baltic Mill Land, Bridget Street, Gainsborough](#)

PL25/068 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00597 \(08/08/24, 28 days\)](#)

[Proposal: Outline planning application to remove existing dwelling and garage block and erect 3no. dwellings and 6no 1-bed starter home / affordable / respite care apartments over three storeys with access, appearance, layout and scale to be considered and not reserved for subsequent applications.](#)

[Location: Land at 8 Albany Street, Gainsborough](#)

PL25/069 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00097 \(08/08/24, 14 days\)](#)

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

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

[AMENDED PLANS \(MINOR CHANGES TO WINDOWS AND DOORS\)](#)

PL25/070 Planning Application

To consider planning application received.

[Application Ref No: WL/2024/00474 \(12/08/24, 22 days\)](#)

[Proposal: Planning application for the change of use from function venue to](#)

[commercial fitness facility \(Class E\) on the ground floor with the existing offices on the first floor to be retained to run the facility and to make alterations to the windows on the first floor north elevation.](#)

[Location: The Weston Rooms, 20 Hickman Street, Gainsborough](#)

[AMENDED/NEW PLANS AND CHANGE TO THE PROPOSAL DESCRIPTION](#)

PL25/071 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/00150 GRANTED (delegated)

Proposal: Listed building consent for the conversion of the ground floor to health centre including a reception area, interview rooms, meeting rooms and staff wellbeing facilities and conversion of first floor to 2 no. flats including replacement sash windows, addition of rear access door and awnings to shop front.

Location: 11-15 Silver Street, Gainsborough

PL25/072 Street Naming Requests

- i. Somerby Park, new site including Starbucks – Proposed name Somerby Park Road

PL25/073 Tree Preservation Orders

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

PL25/074 Traffic Regulation Order

To consider request from a member of the public regarding parking on Etherington Street.

Paper B (pages 10 to 13)

PL25/075 Traffic Regulation Order

To consider request from a member of the public regarding parking on Mercer Road.

Paper C (pages 14 to 15)

PL25/076 Coach Parking

To consider request from Cllr Ward for coach parking spaces to be allocated in the Poundstretcher carpark on Ropery Road.

PL25/077 Neighbourhood Plan Working Group

Item requested on the agenda from June meeting.

PL25/078 Items for Notification

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

- i. Responses regarding PL24/261 - traffic regulation orders response – North Street, and the Church Street and Gladstone street intersection

PL25/079 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 17 September 2024 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 15 August 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 16 July 2024 at 6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor David Dobbie (Chair)
Councillor Michael Devine (sub) Councillor Richard Doy

In Attendance:
Rachel Allbones Town Clerk
Amanda Clarke Allotments Officer

RESOLVED to appoint Councillor Dobbie as the Chair for the meeting in the absence of the Chair.

PL25/039 Apologies for Absence

Apologies for absence were received from Councillors P Key, S Morley, L Muggridge, J Plastow, K Woolley.

PL25/040 Public Participation Period

No public in attendance.

PL25/041 Declarations of Interest

No declarations were made.

PL25/042 Dispensation Requests

No dispensation requests were received.

PL25/043 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL25/044 Minutes of the Previous Meeting (Paper A)

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 18 June 2024 be approved as a as a true and accurate record and signed by the Chair.

Note: Councillor Devine abstained from voting on the above resolution.

PL25/045 Planning Application

[Application Ref No: WL/2024/00474 \(24/06/24, 28 days\)](#)

[Proposal: Planning application for the change of use from function venue to commercial fitness facility \(Class E\) to include a health suite offering a variety of services.](#)

[Location: The Weston Rooms, 20 Hickman Street, Gainsborough](#)

RESOLVED: to NOTE the planning application.

Note: Councillor Dobbie did not express an opinion in the application.

PL25/046 Planning Application

[Application Ref No: WL/2024/00497 \(01/07/24, 28 days\)](#)

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

[Location: 8 Falcon Grove, Gainsborough](#)

RESOLVED: to support the application.

PL25/047 Decision Notice (Paper B)

Application Ref No: 148246 / WL/2024/00146 GRANTED (delegated)

Proposal: Planning application to replace the mono-pitch roof over the existing single storey 'body shop' with a new flat roof, and also divide the existing premise into a separate retail unit and a commercial garaging and valet use.

Location: 35 Trinity Street, Gainsborough

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

PL25/048 Decision Notice (Paper C)

Application Ref No: 148226 / WL/2024/00189 GRANTED (delegated)

Proposal: Planning application for the siting of caravan in rear garden for use as ancillary residential accommodation.

Location: 19 Mayflower Close, Gainsborough

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

PL25/049 Decision Notice (Paper D)

Application Ref No: 148155 / WL/2024/00284 GRANTED (delegated)

Proposal: Planning application for single storey side extension, double garage to replace 2no. single garages and replacement electric sliding gate.

Location: 2 Eastern Avenue, Gainsborough

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

PL25/050 Decision Notice (Paper E)

Application Ref No: 148121 / WL/2024/00229 GRANTED (delegated)

Proposal: Planning application to erect a steel frame building.

Location: Unit 31 Long Wood Road, Corringham Road Industrial Estate, Gainsborough

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

PL25/051 Decision Notice (Paper F)

Initialled:

Application Ref No: WL/2024/00356 GRANTED (delegated)

Proposal: Application for a non-material amendment to planning permission 145066 granted 18th May 2023 - House-type substitution for plots 28, 29, 46, 55, 122 and 130. Single garages omitted from 3 beds.

Location: Land North East of Highfields Roundabout, Corringham Road, Gainsborough

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

PL25/052 Street Naming Requests

No street naming requests were received.

PL25/053 Tree Preservation Orders

No tree preservation orders were received.

PL25/054 Town Centre Bollards (Paper G)

RESOLVED: to **NOTE** the update on bollard repairs on Lord Street, Market Place and Silver Street, Gainsborough.

Note: Councillor Dobbie advised he would speak to the local County Councillor regarding parking on Lord Street.

PL25/055 Recommendation made by Committee (Paper H)

RESOLVED: to **RECOMMEND** to **FULL COUNCIL** to agree to allocate £18,122.42 of CIL funds for the regeneration (demolition of the unsafe structures and removal of asbestos) of Foxby Hill Allotments. Instruct Contractor A to carry out the works.

PL25/056 Traffic Regulation Orders

Members considered two requests from a member of the public for zebra or pelican crossings.

1. Caskgate Street, directly outside Sports Direct on the raised section
2. Ropery Road, before or after the turn into Cobden Street

RESOLVED to support the request for a zebra crossing on Caskgate Street (directly outside Sports Direct) due to the access to the riverside walk and the regeneration of the Baltic Mill site and to write to the local County Councillor asking for it to be looked into.

PL25/057 Items for Notification

- i. Responses regarding PL24/261 - traffic regulation orders response – North Street, and the Church Street and Gladstone street intersection

PL25/058 Time and Date of Next Meeting

RESOLVED: To **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 20 August 2024 at 6:30pm.

The meeting closed at 7:33pm.

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

DRAFT

PAPER B

To/Of The Town Clerk
Grimsborough Town Council
Richmond House
Richmond Park
Morton Terrace



Grimsborough
DN21 2EW
19-07-24

Dear Sir/Madam

For twenty years I have been involved in trying to get residential parking for Etherington St without success.

I am now writing to you in desperation, my wife and I are both now disabled and both blue badge holders she has Parkinsons and is totally restricted with her walking. I have a broken neck, arthritis in my shoulder and am waiting for new shoulders. Our problem is parking outside of our home or a lot of times not even on the street because of workers using the street as a free all day carpark, this is about to get worse with the building of the new

cinema built without consultation.

I am very limited how far I can push my wife in her wheelchair and what I am asking is if I can get a disabled parking line painted outside of our house?

I understand this was done for some one on Melrose at some time.

I have a Citroen Picasso C3 with an electric hoist on the back but then people will park right up behind me and make it unusable. Yesterday I put a cone 2m behind my car which someone tried to remove it regardless of the mobility rights on my vehicle.

If you are unable to help us could you please point us in the right direction.

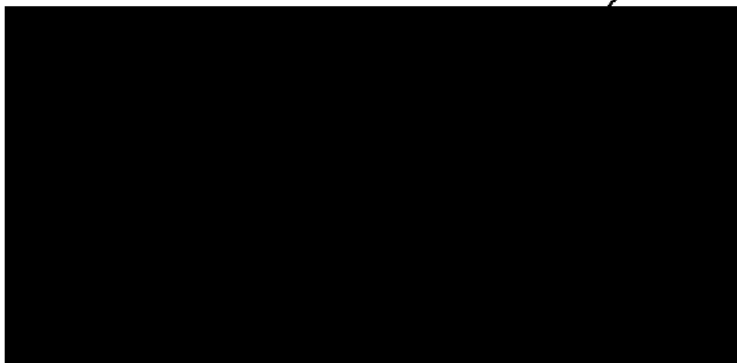
We have lived here for over 20 years now and in the last 3 years have spent £40,000 on our home to make it

dearable fondly.

Now it is starting to feel like a prison because if we got out in the car we don't know if we will get back.

When I worked on Marshall's Yard I told Mark Dransfield he would create a parking problem on our street to which he said there would be plenty of other parking - I guess he was wrong

Yours sincerely



PAPER C

Good afternoon,

I've been involved in a couple of near misses and then most recently road rage, all through not fault of my own.

Driving off Roperly Road to turn left onto Mercers Road, cars are parked double sided and right up to the corner (Roperly Road) and its dangerous and hazardous as you cant see, cars coming along Mercers Road towards Roperly, until you turn off Roperly. It's a blind spot.

I was verbally abused and MADE to reverse back onto the main road, Roperly Road, because the driver on Mercers Road wasn't prepared to reverse back to Birrell Street, due to double sided parking. This is constantly happening.

However this incident, he was abusive and inches from my car bonnet, hurrying me to reserve back onto Roperly Road. I then got 'beeped' by Roperly Road Traffic, as they couldn't see me reversing and I couldn't see them, due to the cars parked on Roperly Road.

I reported it and both the Police and Lincolnshire state no violation has happened.

I have read up on the double yellow lines off junctions to support safe transitions off main roads onto side streets. I don't believe these yellow double-parking lines are in line with the current highways regulations.

As our Councillor, as per email below. Look into this matter as a matter of urgency. It's not an isolated incident.

Kind regards