

# Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

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



## PLANNING COMMITTEE AGENDA

### To: Committee members:

Councillor 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 17 December 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

### **PL25/150 Apologies for Absence**

To note apologies for absence.

### **PL25/151 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.

### **PL25/152 Declarations of Interest**

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

### **PL25/153 Dispensation Requests**

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

### **PL25/154 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.

**PL25/155 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 19 November 2024 (pages 5 to 10)

**PL25/156 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00941 \(15/11/24, 24 days\)](#)

[Proposal: Listed Building Consent for replacement of non-original, dilapidated bay window to building façade](#)

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

**PL25/157 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00957 \(21/11/24, 24 days\)](#)

[Proposal: Planning application refurbishment and restoration of previously fire-damaged single-storey commercial garage facility, including demolition of frontage to be rebuilt - front section of building to be increased in height.](#)

[Location: The Garage on the Corner, 2 Morton Terrace, Gainsborough](#)

**PL25/158 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00960 \(22/11/24, 24 days\)](#)

[Proposal: Planning Application to install roller shutter doors.](#)

[Location: The Fish Lodge, 376 Ropery Road, Gainsborough](#)

**PL25/159 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00978 \(27/11/24, 21 days\)](#)

[Proposal: Advertisement consent for 2no. fascia signs.](#)

[Location: Meditrade UK Ltd, Unit 5 Somerby Way, Gainsborough](#)

**PL25/160 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00979 \(27/11/24, 21 days\)](#)

[Proposal: Advertisement consent for 5no. fascia signs.](#)

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

**PL25/161 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/00982 \(27/11/24, 24 days\)](#)

[Proposal: Planning application for Façade works.](#)

[Location: 23-25 Market Place, Gainsborough](#)

**PL25/162 Planning Application**

To consider planning application received.

[Application Ref No: WL/2024/ 01015 \(10/12/24, 24 days\)](#)

[Proposal: Advert consent for external signage for the new savoy cinema development including 1no. wall mounted back lit illuminated sign, 2no. internally](#)

[illuminated fascia signs, 2no. internally illuminated poster boxes, 5no. roof mounter RGB uplighters. Car park signage including 2no. P signs, 2no. T&C info signs 2no. main signs, BB badge bay sign.](#)  
[Location: 13-19 The Lindsey Centre, Market Place, Gainsborough](#)

### **PL25/163 Planning Application**

To consider planning application received.

**[Application Ref No: WL/2024/00981 \(11/12/24, 24 days\)](#)**

[Proposal: Reserved matters application to erect 1no. dwelling considering access, appearance, landscaping, layout and scale following outline planning permission 144344 granted 24 April 2022.](#)

[Location: Land adjacent Peartree Paddock, Bankside, Lea Road, Gainsborough](#)

### **PL25/164 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2024/00839 GRANTED** (Committee)

Proposal: Planning application for the conversion of first floor to form 2no. flats and associated changes to building including the installation of an awning to the front elevation.

Location: 11-15 Silver street, Gainsborough

**Paper B** (pages 11 to 16)

### **PL25/165 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2024/00885 GRANTED** (delegated)

Proposal: Planning application for replacement roof tiles.

Location: 5 Silver Street, Gainsborough

**Paper C** (pages 17 to 29)

### **PL25/166 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2024/00886 GRANTED** (delegated)

Proposal: Listed building consent for replacement roof tiles.

Location: 5 Silver Street, Gainsborough

**Paper D** (pages 30 to 33)

### **PL25/167 Street Naming Requests**

To consider street naming requests received (if there are any).

### **PL25/168 Tree Preservation Orders**

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

### **PL25/169 Traffic Regulation Order**

To consider consultation on proposed waiting restriction on Thornton Street.

**Paper E** (pages 34 to 36)

### **PL25/170 Definitive Map Modification Order (DMMO) Applications**

To consider application process to apply for a definitive map modification order and approve applications to submit:

- i. footpath between Sweyn Lane and the Belt Road, beside the new development (to note this is already on the Definitive Map, link to the map: [Location Centre 4.7.1](#)) **Paper F** (pages 37 to 38)
- ii. footpath from the end of Mayfield Avenue to Margaret Close.
- iii. Others?

To approve Councillors to work with the Assistant Clerk to complete the application forms and obtain evidence.

**Paper G** (pages 39 to 53)

**PL25/171 Cross Street**

To note response from Cllr Trevor Young regarding making Cross Street one way.

**Paper H** (pages 54 to 55)

**PL25/172 Balti Mill Wall Mural**

To note response from WLDC regarding a mural on the neighbouring wall.

**Paper I** (pages 56 to 58)

**PL25/173 Items for Notification**

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

**PL25/174 Time and Date of Next Meeting**

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 21 January 2025 at 6:30pm.

Rachel Allbones  
Town Clerk  
Richmond House  
Gainsborough

Thursday, 12 December 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 19 November 2024** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

**Councillors Present:** Councillor James Plastow (Chair)  
 Councillor Nicholas Coxon  
 Councillor Richard Doy  
 Councillor David Dobbie  
 Councillor Paul Key

**In Attendance:**  
 Natasha Gardener  
 Assistant Clerk

### PL25/123 Apologies for Absence

Apologies for absence were received from Councillors S Morley & K Woolley.

### PL25/124 Public Participation Period

No public was present.

### PL25/125 Declarations of Interest

No declarations of interest were made.

### PL25/126 Dispensation Requests

No dispensation requests were received.

### PL25/127 Items for Exclusion of Public and Press

No items for exclusion of public and press.

### PL25/128 Minutes of the Previous Meeting (Paper A)

**RESOLVED:** that the minutes of the Planning Committee meeting held on Tuesday 15 October 2024 be approved as a as a true and accurate record and signed by the Chair.

Note: Councillor Key abstained from voting on the above resolution

### PL25/129 Planning Application

[Application Ref No: WL/2024/00817 \(15/10/24, 24 days\)](#)

[Proposal: Planning application for the erection of an Extra Care home \(Class C2\) containing up to 48no. apartments of mixed one and two bedroom apartments.](#)

[with associated amenities, staff facilities, landscaping and parking being variation of condition 4 of planning permission 144221 granted 5 October 2023 - amendment to design](#)

[Location: Former Cedars Residential Home, Morton Terrace, Gainsborough](#)

**RESOLVED:** to support the application.

Note: Councillor Key abstained on voting on the above resolution

**PL25/130 Planning Application**

[Application Ref No: WL/2024/00839 \(21/10/24, 24 days\)](#)

[Proposal: Planning application for the conversion of first floor to form 2no. flats and associated changes to building.](#)

[Location: 11-15 Silver Street, Gainsborough](#)

**RESOLVED:** to support the application as the Town Council is supportive of town centre living but raised concerns about lack of parking.

**PL25/131 Planning Application**

[Application Ref No: WL/2024/00885 \(29/10/24, 24 days\)](#)

[Proposal: Planning application for replacement roof tiles.](#)

[Location: 5 Silver Street, Gainsborough](#)

**RESOLVED:** to take PL25/131 and PL25/132 together and to support the application.

**PL25/132 Planning Application**

[Application Ref No: WL/2024/00886 \(29/10/24, 24 days\)](#)

[Proposal: Listed building consent for replacement roof tiles.](#)

[Location: 5 Silver Street, Gainsborough](#)

**RESOLVED:** to take PL25/131 and PL25/132 together and to support the application.

**PL25/133 Planning Application**

[Application Ref No: WL/2024/00896 \(01/11/24, 24 days\)](#)

[Proposal: Planning application for the creation of 3no. flats to the upper three storeys with internal modifications including the erection of timber stud partitions the addition of 2no. internal stair cases, 9no. skylights & the widening & replacement of the South West elevation access door being variation of conditions 2 of planning permission 148059 granted 28 May 2024 - install mf ceiling to flat 1, excluding panelled room. install pan tiles to roof, drylining of external walls, removal of existing small staircase from flat 1 to flat 3 entrance, alter structural steel work found within wall in flat 1.](#)

[Location: 16 Silver Street, Gainsborough](#)

**RESOLVED:** to take PL25/133 and PL25/134 together and support, and to request any further information available regarding the steel structure.

**PL25/134 Planning Application**

[Application Ref No: WL/2024/00897 \(01/11/24, 24 days\)](#)

Proposal: Listed building consent for the creation of 3no. flats to the upper three storeys with internal modifications including the erection of timber stud partitions the addition of 2no. internal stair cases, 9no. skylights & the widening & replacement of the South West elevation access door being variation of condition 2 of listed building consent 148060 granted 28 May 2024 install mf ceiling to flat 1, excluding panelled room. install pan tiles to roof, drylining of external walls, removal of existing small staircase from flat 1 to flat 3 entrance, alter structural steel work found within wall in flat 1.

Location: 16 Silver Street, Gainsborough

**RESOLVED:** to take PL25/133 and PL25/134 together and support, and to request any further information available regarding the steel structure.

### **PL25/135 Planning Application**

Application Ref No: WL/2024/00908 (06/11/24, 24 days)

Proposal: Planning Application for Two Storey and additional single storey extensions to rear of semi-detached dwelling.

Location: 37 Beckett Avenue, Gainsborough

**RESOLVED:** to support the application because it helps the owner to improve their property and its value.

### **PL25/136 Planning Application**

Application Ref No: WL/2024/00910 (06/11/24, 24 days)

Proposal: Planning application for addition of 1no. flat at ground floor level, amendments to the first floor layout of existing Unit 10, and provision of residential storage, refuse storage and cycle storage.

Location: The Maltings, 2b Lea Road, Gainsborough

**RESOLVED:** to support the application.

### **PL25/137 Decision Notice (Paper B)**

**Application Ref No: WL/2024/00718 GRANTED** (delegated)

Proposal: Listed building consent for to install awning to the shop front elevations.

Location: 16 Silver Street, Gainsborough

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

### **PL25/138 Decision Notice (Paper C)**

**Application Ref No: WL/2024/00717 GRANTED** (delegated)

Proposal: Planning application to install awning to the shop front elevations.

Location: 16 Silver Street, Gainsborough

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

### **PL25/139 Decision Notice (Paper D)**

**Application Ref No: WL/2024/00069 GRANTED** (delegated)

Proposal: Listed Building Consent for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees being variation of condition 9 of listed building consent 145243 granted 5 April 2023 - improvements and changes in layout

Location: 10 Silver Street, Gainsborough

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

**PL25/140 Decision Notice (Paper E)**

**Application Ref No: WL/2024/00187 GRANTED** (delegated)

Proposal: Planning application for change of use of bank to serviced office accommodation with meeting room and 8no. residential units, including removal of existing rear extensions, erection of replacement rear extension, new rear extension and removal of trees being variation of condition 10 of planning permission 145242 granted 5 April 2023 – improvements and changes in layout.  
Location: 10 Silver Street, Gainsborough

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

**PL25/141 Decision Notice (Paper F)**

**Application Ref No: WL/2024/00765 GRANTED** (delegated)

Proposal: Listed building consent to install access ramp & level access shower being variation of condition 2 of listed building consent 147781 granted 28 March 2024 - position of toilet & basin to be relocated onto opposite wall.  
Location: Prospect House, Summer Hill, Gainsborough

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

**PL25/142 Decision Notice (Paper G)**

**Application Ref No: WL/2024/00585 GRANTED** (Committee)

Proposal: Planning application for the demolition of the remaining Baltic Mill wall.  
Location: Baltic Mill, Bridge Street, Gainsborough

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

**PL25/143 Street Naming Requests**

No street naming requests were received.

**PL25/144 Tree Preservation Orders**

No tree preservation orders were received.

**PL25/145 Traffic Regulation Order (Paper H)**

Members considered a request from a member of the public regarding parking on Balfour Street.

**RESOLVED:** to provide further information to the enquirer including the following – there would likely be more of a response if they got a petition to send to their County Councillor and County Council. To inform the enquirer that while resident parking permits are an option they would incur a cost to the residents in that area.

**PL25/146 Definitive Map Modification Order (DMMO) Applications (Paper I)**

Members considered the application process to apply for a definitive map modification order:

- i. footpath between Sweyn Way and the Belt Road, beside the new development

- ii. footpath from the end of Mayfield Avenue to Margaret Close.

**RESOLVED:** 'i' – to contact the developer regarding the footpath between Sweyn Way and Belt Road, as it's a public right of way. Cllr Dobbie to supply the photos taken on-site to the office prior to us approaching the developer.

**RESOLVED:** 'ii' – Councillor Dobbie to gauge community support by putting out signs/flyers in the surrounding area relating to setting up a DMMO for the footpath from the end of Mayfield Avenue to Margaret Close.

**PL25/147 LCC Traffic / Highway Request overview (Paper J)**

Members NOTED the traffic / highway requests since May 2022, action taken and responses received.

**PL25/148 Items for Notification**

- i. Baltic Mill Wall Mural
- ii. Considerations about DMMOs – asking other Councillors for their input
- iii. Motion - Cross Street One Way

**PL25/149 Time and Date of Next Meeting**

**RESOLVED:** To **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 17<sup>th</sup> December 2024 at 6:30pm.

The meeting closed at 8:24pm.

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

# PAPER B

# Planning Permission

## Name and address of applicant

Alison Choi  
C/O Agent  
Scorer Hawkins Architects Ltd.  
Lodge Farm Barns  
Main Road  
Skendleby  
PE23 4QF

## Name and address of agent (if any)

Chris Bowen  
Scorer Hawkins Architects Ltd.  
Lodge Farm Barns  
Main Road  
Skendleby  
PE23 4QF

## Part One – Particulars of application

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Date of application:  
07/10/2024

Application number:  
WL/2024/00839

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## Particulars and location of development:

**Proposal:** Planning application for the conversion of first floor to form 2no. flats and associated changes to building including the installation of an awning to the front elevation

### Location:

11-15 Silver street, Gainsborough DN21 2DT

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## Part Two – Particulars of decision

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

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

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

NONE

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

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

- 2503-OS01 dated 30th August 2024 – Site Plan
- 2503-PP02 dated 30th October 2024 – First Floor Plan

- 2503-PP03 dated 30th August 2024 – Front and Rear Elevation Plan
- 2503-PP04 dated 30th August 2024 – Shop Front Section and Windows Details

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

Reason: To ensure the development proceeds in accordance with the approved plans to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

3. The proposed development must be completed in strict accordance with document 1-HE-240702-082312-303 (Kingspan U-Value Calculation and Condensation Risk Assessment). The development must retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework, local policy S37, NS41, S53 and S57 of the Central Lincolnshire Local Plan, NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Building & Conservation Areas) act 1990.

4. The proposed development must be completed in strict accordance with the following window, door, floor and wall plans and retained as such thereafter.

- 2503-W-01 rev C dated 02/07/2024 – Window 01 details
- 2503-W-02 rev C dated 02/07/2024 – Window 02 details
- 2503-W-03 rev C dated 02/07/2024 – Window 03 details
- 2503-W-04 rev C dated 02/07/2024 – Window 04 details
- 2503-W-05 rev B dated 02/07/2024 – Window 05 details
- 2503-W-06 rev B dated 02/07/2024 – Window 06 details
- 2503-W-07 rev B dated 02/07/2024– Window 07 details
- 2503-D.01 dated 14/06/2024 – Proposed Doors and Sections
- 2503-BC-02 dated 14/06/2024 – Proposed First Floor Plan

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework, local policy S37, NS41, S53 and S57 of the Central Lincolnshire Local Plan, NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Building & Conservation Areas) act 1990.

5. No installation of the shop front awning hereby approved must take place until details of its colour including the RAL number have been submitted to and approved in writing by the local planning authority. The awning must be installed in accordance with the approved colour and retained as such thereafter.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework, local policy S37, NS41, S53 and S57 of the Central Lincolnshire Local Plan, NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Building & Conservation

Areas) act 1990.

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

NONE

**Notes to the Applicant**

**Reasons for granting permission**

The application has been considered against policies policy S1 The Spatial Strategy and Settlement Hierarchy, Policy S2 Growth Levels and Distribution, Policy S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns, Policy S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption – Residential Development, Policy S13 Reducing Energy Consumption in Existing Buildings, Policy S20 Resilient and Adaptable Design, Policy S21 Flood Risk and Water Resources, Policy S23: Meeting Accommodation Needs, Policy S37: Gainsborough Town Centre and Primary Shopping Area, Policy NS41: City and Town Centre Frontages, Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S57: The Historic Environment and S58 Protecting Lincoln, Gainsborough and Sleafords Setting and Character of the Central Lincolnshire Local Plan and the policy NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP8 A Mix of Housing Types, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre of Gainsborough Neighbourhood Plan and the statutory duties contained within the ‘Act’ in the first instance as well as the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment it is considered that the principle of development in this location is acceptable. The proposed uses would not unacceptably harm the wider retail offer of the Town Centre. The proposed external alterations would enhance the character and appearance of the conservation area and the street scene in this town centre location. The proposals would enhance the host listed building and the impacts on the limited historic fabric are acceptable. The development would enhance the setting of the nearby listed buildings. It would not have an unacceptable harmful visual impact or have an unacceptable harmful impact on the living conditions of the future residents. The proposal would not have an unacceptable harmful impact on the highway safety, drainage, archaeology, minerals or climate change. The proposal does represent a departure from the provisions of Policy S49 (parking provision), however as detailed in the above report, the heritage benefits that the scheme would bring is considered to outweigh the lack of proposed parking provision in this case. The application is therefore recommended for approval, subject to conditions.

**Working Practice Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 5th December 2024

Signed:



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

Purchase Notices

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

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

# PAPER C

# Planning Permission

**Name and address of applicant**

John Bridgett  
11 PRIORY WAY  
LEA  
GAINSBOROUGH  
DN21 5HF

**Name and address of agent (if any)**

George James  
Lathams  
1 COLLEGE PLACE  
DERBY  
DE1 3DY

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Part One – Particulars of application

Date of application:  
17/10/2024

Application number:  
WL/2024/00885

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Particulars and location of development:

**Proposal:** Planning application for replacement roof tiles.

**Location:**

5 SILVER STREET  
GAINSBOROUGH  
DN21 2DT

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Part Two – Particulars of decision

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

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

None.

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

None.

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

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

Site Location Plan- 7569-LAT-XX-XX-DP-A-1000-A3-C01  
Proposed Block Plan- 7569-LAT-XX-XX-DP-A-1002-S3-02  
Proposed Roof Details- 7569-LAT-XX-XX-DP-A-8009-A4-C01  
Proposed Elevations- 7569-LAT-XX-XX-DE-A-3001-A3-01  
Wienerberger Old English Pantile Data Sheet

The works shall be carried out in accordance with the details and material information shown on the approved plans, and in any other approved documents forming part of the application

**Reason:** To ensure the development proceeds in accordance with the approved plans.

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

None.

**Notes to the Applicant**

None.

**Reasons for granting permission**

The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, NS41 City and Town Centre Frontages, S53 Design and Amenity and S57 The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan and the statutory duties contained within the 'Act' in the first instance as well as the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment it is considered that replacement roof tiles are a betterment to those previously on the listed building and would preserve the setting of the host listed building, nearby listed buildings and the Conservation Area.

**Working Practice Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 05/12/2024

Signed:



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

#### Purchase Notices

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

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

## Officers Report

**Planning Application No:** WL/2024/00885

And

**Listed Building Consent:** WL/2024/00886

**PROPOSAL:** Planning application and Listed Building Consent for replacement roof tiles.

**LOCATION:**

5 SILVER STREET

GAINSBOROUGH

DN21 2DT

**WARD:** GAINSBOROUGH SOUTH WEST

**TARGET DECISION DATE:** 12/12/2024

**CASE OFFICER:** Danielle Peck

**Recommended Decision:** Grant planning permission and listed building consent with conditions.

**Site Description:** The application site comprises of a Grade II Listed Building within the Gainsborough Town Centre. The property is a four storey terraced building that fronts onto the southern side of Silver Street, one of the main routes through Gainsborough Town Centre. The site is within the Gainsborough Town Conservation Area, within close proximity to a number of Grade II Listed Buildings and is also within the Gainsborough Primary Shopping Area.

The Historic England listing describes the property as follows<sup>1</sup>:

*SILVER STREET 1. 5315 (South-East Side) Nos 5 and 7 SK 8189 1/121 II GV*

*2. Late C18 or early C19. 4 storeys in red brick with brick cornice. Stacks at gable ends. 3 windows, painted voussoirs with keystones, hung sashes with glazing bars to top floor. Other storeys without glazing bars. Band at 2nd floor cills. Modern shop to ground floor.*

*Nos 1 to 7 (odd) form a group together with No 10 Silver Street and Nos 21 to 27 (odd) Market Place. Nos 25 and 27 Market Place being of local interest.*

**The Proposal:** The applications seek full planning permission and listed building consent to retain the replacement roof tiles that have already been installed at 5 Silver Street.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1168373?section=official-list-entry>

## Relevant Planning History

**146455 and 146456-** Planning application for replacement hardwood timber shop-front, new stairwell to upper floors and retractable awning including change of use of upper floors from retail/office to 2no. residential flats with alterations including renewing roof structure and internal wall alterations. Granted with conditions 04/07/2023.

**134180-** Listed Building Consent for installation of new fascia sign and internal alterations. Consent granted 12/05/2016.

**134156-** Advertisement consent to display 1no. non-illuminated fascia sign. Granted with conditions 05/05/2016.

**130505-** Planning application for change of use of upper floor to form 2no. self contained flats and alterations to rear elevation to form new window openings, new shopfront and entrance to flats – granted 29/06/2014.

**130506-** Listed building consent for change of use of upper floor to form 2no. self contained flats and alterations to rear elevation to form new window openings, new shopfront and entrance to flats – Granted 29/06/2014.

## Representations

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

**Gainsborough Town Council:** Support the application.

**Local residents/Third Part Representations:** No representations received to date.

**LCC Highways and Lead Local Flood Authority:** No objections.

**LCC Archaeology:**No representations received to date.

**Historic England:** Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

**WLDC Conservation Officer:** No objections.

Date Checked: 29/11/2024

## Relevant Planning Policies and Legislation:

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 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Gainsborough Neighbourhood Plan 2021.

## Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S37 Gainsborough Town Centre and Primary Shopping Area
- NS41 City and Town Centre Frontages
- S53 Design and Amenity
- S57 The Historic Environment

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Gainsborough Neighbourhood Plan (NP)**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

- NPP 1 Sustainable Development
- NPP 6 Ensuring High Quality Design
- NPP 7 Ensuring High Quality Design in each Character Area
- NPP 8 A Mix of Housing Types
- NPP 18 Protecting and Enhancing Heritage Assets
- NPP 19 Improving the Vitality of the Town Centre

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

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is in a Minerals Safeguarding Area and policy M11 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 December 2023.. Paragraph 225 states:

*However, existing 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).*

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

- National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

#### Other

- Statutory Duties under Sections 16, 66 and 72 of the Town and Country Planning (Listed Buildings & Conservations Area) Act 1990.
- Gainsborough Town Centre Conservation Area Appraisal

#### **Main Considerations:**

- Principle of Development
- Impact on host Listed Building and Gainsborough Conservation Area;
- Other Matters.

#### **Assessment:**

##### Principle of the Development

The application site is located within Gainsborough Town Centre. Gainsborough is defined as a 'Main Town' within Policy S1 of the CLLP. The works comprise of external alterations to the existing building, the main considerations in this case are the impacts on the host building, a Grade II Listed Building, as well as the nearby designated heritage assets comprising of other nearby listed buildings and the Gainsborough Town Centre Conservation Area.

Section 16 (2) of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

##### Impact on host Listed Building and Gainsborough Conservation Area

Policy S53 states that; *All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.*

With regard to Listed Buildings Policy S57 of the CLLP states that; *Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.*

Policy NPP18 of the NP states that; *Development proposals for the renovation of buildings and shopfronts in the Town Centre that reinforce its historic character and comply with West Lindsey District Council's shopfront improvement scheme will be supported.*

The statutory duties contained within Sections 66 and 72 the 'Act' place a legislative requirement on the Local Planning Authority to pay 'special regard' to the desirability of preserving the setting of listed buildings. With regard to conservation areas, Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The applications seek full planning permission and listed building consent to retain the replacement roof tiles that have recently been installed on the front and rear roof slopes of no. 5 Silver Street. The replacement roof tiles are a red pantile and are considered to be a betterment to the previous concrete tiles.

Overall, it is considered that the special historic interest of the host Listed building would be preserved and would therefore accord to the statutory duty contained within Section 16 of the 'Act'. The proposals would also help to enhance the Gainsborough Town Centre Conservation Area and street scene of the Market Place in accordance with the policies contained within the Development Plan and the Statutory duties within Sections 66 and 72 of the 'Act'.

#### **Other Matters:**

*Biodiversity Net Gain-* The proposal is exempt from providing the 10% Biodiversity Net Gain as it only comprises of replacement roof tiles and does not affect a priority habitat.

*Energy Policies-* The energy policies within the Central Lincolnshire Local Plan are not engaged here, the proposal only comprises of replacement roof tiles.

*Residential Amenity-* The proposals, given that they comprise of minor external works to an existing building, would not impact upon the amenity of any neighbouring residential occupiers.

*Minerals Safeguarding Area*- The proposals comprise of external works to an existing building and its frontage, it is not considered that safeguarding considerations within policy M11 of the Lincolnshire Minerals and Waste Local Plan are engaged in this case.

#### **Planning Application Conclusion:**

The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, NS41 City and Town Centre Frontages, S53 Design and Amenity and S57 The Historic Environment of the Central Lincolnshire Local Plan and the policies contained within the Gainsborough Neighbourhood Plan and the statutory duties contained within the 'Act' in the first instance as well as the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment it is considered that replacement roof tiles are a betterment to those previously on the listed building and would preserve the setting of the host listed building, nearby listed buildings and the Conservation Area. The application is therefore recommended for approval, subject to conditions.

#### **Listed Building Consent Conclusion:**

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

#### **Decision Level: Delegated**

**Recommendation- Grant planning permission and listed building consent with conditions**

#### **Recommended Conditions- Planning Permission 00885**

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

None.

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

None.

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

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

Site Location Plan- 7569-LAT-XX-XX-DP-A-1000-A3-C01  
Proposed Block Plan- 7569-LAT-XX-XX-DP-A-1002-S3-02  
Proposed Roof Details- 7569-LAT-XX-XX-DP-A-8009-A4-C01  
Proposed Elevations- 7569-LAT-XX-XX-DE-A-3001-A3-01  
Wienerberger Old English Pantile Data Sheet

The works shall be carried out in accordance with the details and material information shown on the approved plans, and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans.

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

None.

**Notes to the Applicant**

None.

**Recommended Conditions- Listed Building Consent 00886**

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

None.

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

None.

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

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

Site Location Plan- 7569-LAT-XX-XX-DP-A-1000-A3-C01  
Proposed Block Plan- 7569-LAT-XX-XX-DP-A-1002-S3-02  
Proposed Roof Details- 7569-LAT-XX-XX-DP-A-8009-A4-C01  
Proposed Elevations- 7569-LAT-XX-XX-DE-A-3001-A3-01  
Wienerberger Old English Pantile Data Sheet

The works shall be carried out in accordance with the details and material information shown on the approved plans, and in any other approved documents forming part of the application.

**Reason:** To ensure the work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

None.

**Notes to the Applicant**

None.

**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

**Prepared by : Danielle Peck**

**Date : 29/11/2024**

**Authorising**



**Officer Date: 29/11/2024**

# PAPER D

# Listed Building Consent

Name and address of applicant

John Bridgett  
11 PRIORY WAY  
LEA  
GAINSBOROUGH  
DN21 5HF

Name and address of agent (if any)

Lathams  
George James  
1 COLLEGE PLACE  
DERBY  
DE1 3DY

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## Part I – Particulars of application

Date of application  
17/10/2024

Application no  
  
WL/2024/00886

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## Particulars and location of development

Proposal: Listed building consent for replacement roof tiles.

Location:

5 SILVER STREET  
GAINSBOROUGH  
DN21 2DT

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## Part II – Particulars of decision

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

### Conditions stating the time by which the works must be commenced:

None.

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

None.

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

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

Site Location Plan- 7569-LAT-XX-XX-DP-A-1000-A3-C01  
Proposed Block Plan- 7569-LAT-XX-XX-DP-A-1002-S3-02  
Proposed Roof Details- 7569-LAT-XX-XX-DP-A-8009-A4-C01  
Proposed Elevations- 7569-LAT-XX-XX-DE-A-3001-A3-01  
Wienerberger Old English Pantile Data Sheet

The works shall be carried out in accordance with the details and material information shown on the approved plans, and in any other approved documents forming part of the application.

**Reason:** To ensure the work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

None.

**Notes to the Applicant**

None.

**Reasons for Granting Consent:**

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

**Working Practice Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 05/12/2024

Signed:



Ian Knowles  
Chief Executive and Head of Paid Service

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

**Appeals to the Secretary of State**

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with

sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.

- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at: <https://acp.planninginspectorate.gov.uk>.**
- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **Only the applicant possesses the right to appeal the decision.**

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

PAPER E

Lincolnshire County Council  
Place Directorate  
Highways Services  
Minor Works & Traffic Team  
County Offices  
Newland  
Lincoln LN1 1YL

Ref: RH/ 232 FAO Rachael Hayward  
Date: 3 December 2024

Tel: 01522 782070  
Email: TRO@lincolnshire.gov.uk

Dear Sir / Madam

**RE: THORNTON STREET GAINSBOROUGH – PROPOSED WAITING RESTRICTIONS**

After reviewing feedback from the original consultation, it has been decided that the no waiting at any time restrictions should be amended to no waiting Monday – Saturday, 8am to 6pm.

The change to the proposed restrictions will still stop the inconsiderate parking affecting the Industrial Estate during its opening times but will also allow parking for those local businesses which are open in the evening.

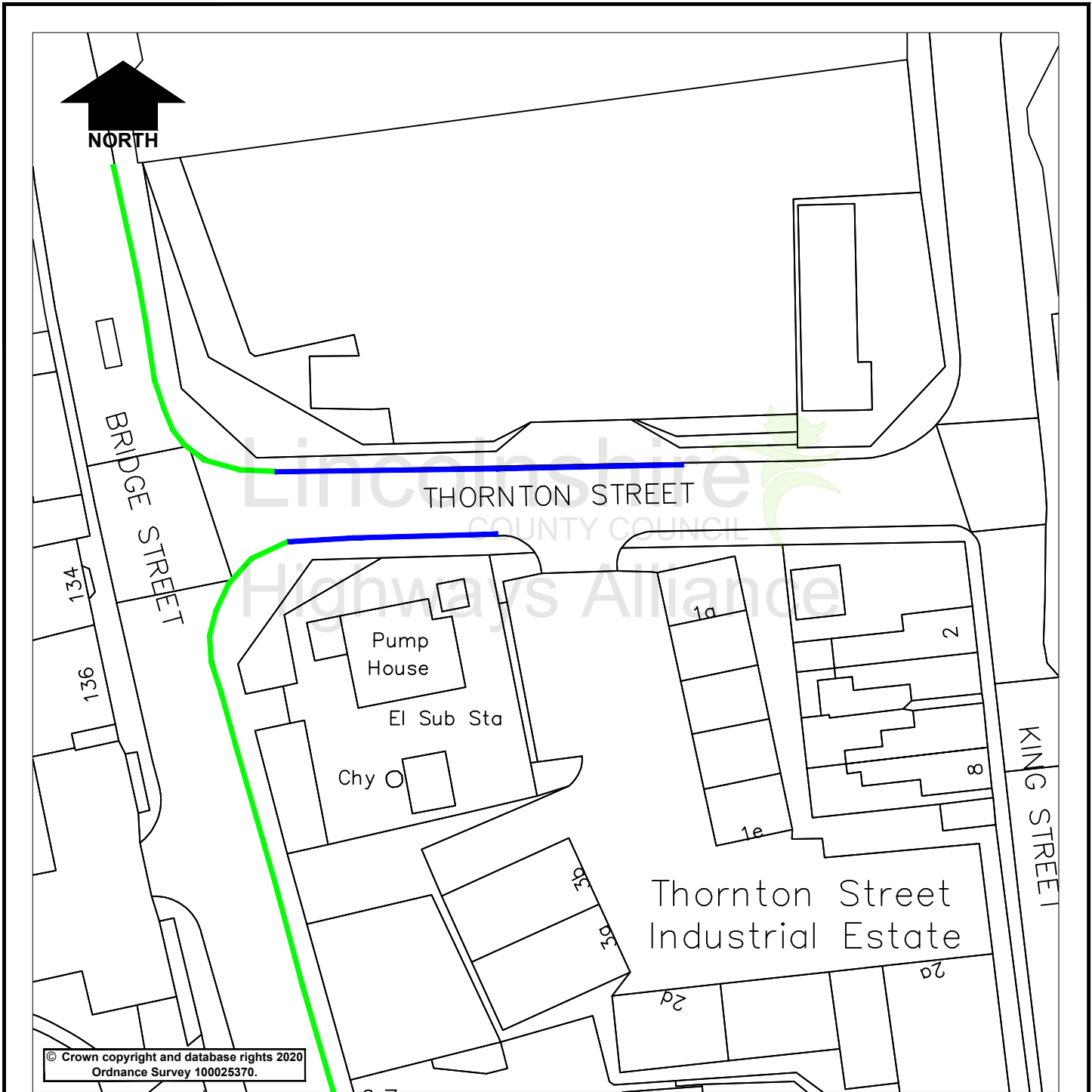
The attached plan indicates the extents of the proposed restrictions, and I look forward to receiving any comments you may wish to make.

If I do not receive a response by **10 January 2025**, I will assume that you have no objections to the proposal.

Yours faithfully



For Programme Leader Minor Works & Traffic



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Ordnance Survey 100025370.

**Key**

- Proposed No Waiting Mon-Sat 8am-6pm
- Existing No Waiting Ay Any Time

**Lincolnshire**  
COUNTY COUNCIL  
**Highways Alliance**

Lancaster House  
36 Orchard Street  
Lincoln  
LN1 1XX

Rev.	Description	Drawn	Ch'kd	Auth	Date
	Project	Drawn			Date
	<b>Gainsborough - Thornton Street</b>	RH			Nov 2024
	Status	Project No.	Auth		Traced
	Drawing Title				Scale
	<b>Proposed Waiting Restrictions</b>				NTS
	Drawing No.	RH/232/002			Rev.
					0

# PAPER F



# PAPER G

## GUIDANCE NOTES: FOR APPLICATIONS TO MODIFY THE DEFINITIVE MAP

### WILDLIFE AND COUNTRYSIDE ACT 1981 DEFINITIVE MAP MODIFICATION ORDERS

To be read in conjunction with "A Guide to Definitive Maps and Changes to Public Rights of Way" (2008 Revision) published by Natural England. This document can be viewed at:  
[www.gov.uk/government/publications/definitive-maps-of-public-rights-of-way-change-the-legal-records](http://www.gov.uk/government/publications/definitive-maps-of-public-rights-of-way-change-the-legal-records)

**N.B: these notes that follow are intended for guidance purposes only. They do not represent a complete statement of the law.**

#### INTRODUCTION

The Definitive Map and Statement are legal records maintained by the Surveying Authority (the County Council) and provide conclusive evidence in law of the existence and status of Public Rights of Way at a specific date. The public rights recorded have legal protection and may only be changed or extinguished by a legal process. The Definitive Map is available for the public to view during office hours. It is recommended that before beginning any application, you view the map and discuss the matter with a Definitive Map Officer, who can advise you. Please contact Lincolnshire County Council to arrange to view the Definitive Map, on the telephone number below.

A Definitive Map Modification Order (hereafter referred to as "DMMO") is the process by which changes are made to the Definitive Map. The grounds for making an application are explained in "Definitive Map Modification Order" ("DMMO") on page 2 of this form. If you require further guidance, please contact the County Council, or refer to the Natural England booklet "A Guide to Definitive Maps and Changes to Public Rights of Way", Chapter 2.

Lincolnshire County Council  
Public Rights of Way & Access  
County Offices  
Newland  
Lincoln  
LN1 1YL

**Tel:** 01522 782070  
**Email:** countryside\_access@lincolnshire.gov.uk

#### RIGHTS OF WAY YOU CAN APPLY TO RECORD

Public Rights of Way you can apply to record:

- **Footpath** – a right of way on foot only.
- **Bridleway** – a right of way on foot, on horseback or leading a horse, and on a pedal cycle.
- **Restricted Byway** – as bridleway rights but includes a right of way for horse drawn vehicles.
- **Byway Open to All Traffic (BOAT)** – A right of way with vehicular rights, which is mostly used by pedestrians and horse riders.

## DEFINITIVE MAP MODIFICATION ORDER ("DMMO")

Under the Wildlife and Countryside Act 1981 any person who believes that details contained within the Definitive Map or Statement are incorrect may apply for a Modification Order which, if made and confirmed, will amend the Map and Statement to ensure that they are a correct record of the public's rights.

An application must fall into one or more of the following categories:

1. That a right of way exists but is not shown in the Definitive Map and Statement.
2. That a right of way shown in the Definitive Map and Statement with a particular status, should be shown with a different status.
3. That a right of way shown in the Definitive Map and Statement does not exist.
4. That any other particulars contained in the Definitive Map and Statement require modification (e.g. the width or position of a right of way)

**DMMOs are concerned with whether or not public rights exist. Issues such as nuisance, suitability or desirability are not relevant to an application for a DMMO** (see Natural England booklet, Chapter 4).

## EVIDENCE

An application to modify the Definitive Map and Statement must be accompanied by some evidence, whether documentary or user (see below). Please refer to the Natural England booklet, Chapter 3.

The County Council will carry out its own investigations into the application and consult with other statutory bodies, user groups and interested parties, as appropriate. Each application is different; therefore the evidence taken into account may vary. However, evidence can consist of either or both of the following:

### User Evidence

This usually takes the form of statements from people who have used the path. The County Council may also seek to arrange an informal interview with users if clarification of the information supplied, or further information, is needed.

Some User Evidence Forms are included in a DMMO application pack. Further forms may be obtained by contacting the County Council's Public Rights of Way and Access Section on 01522 782070 (or email [countryside\\_access@lincolnshire.gov.uk](mailto:countryside_access@lincolnshire.gov.uk)). **NB** It is important that all available user evidence is collected prior to submission of the application and submitted with the application.

### Documentary Evidence

Historical records may include:

1. Old Maps
2. Inclosure Awards and maps
3. Tithe Apportionments and maps
4. Ordnance Survey maps
5. Railway / Turnpike records and plans
6. Finance Act 1910 records and maps
7. Quarter Session records

8. Parish Council minutes
9. Estate maps, deeds, sale particulars
10. Commercial maps

Many of the above documents can be viewed at Lincolnshire Archives at:

Lincolnshire Archives  
St. Rumbold Street  
Lincoln  
LN2 5AB

**Tel:** 01522 782040  
**E-mail:** lincolnshire.archives@lincolnshire.gov.uk

**Please note** that landowners, occupiers and other interested parties will be consulted as part of the investigation by Lincolnshire County Council, and their evidence could rebut the claim.

## MAKING APPLICATION

The applicant should supply the following (see Natural England booklet, Chapter 4):

1. **Form A: Application Form** – Complete this fully
2. **Form B: Service of Notice of Application to Landowners and Occupiers** – Complete **Form B Part 1** (leave **Form B Part 2** blank, as it is to be completed by the owner or occupier receiving the form, if they wish) and send the complete Form B (together with a map showing the claimed route) to each person or body believed to own or occupy land affected by your application. Every effort must be made to ascertain the affected landowners or occupiers.

**See Appendix 1 (page 5) for guidance notes on identifying the landowner.**

3. **Form C: Certificate of Service of Notice** – Complete this fully, showing all owners and occupiers who have been served with Form B.
4. **User Evidence Forms** – Give a User Evidence Form, together with a map on a scale of 1:25,000 or larger (e.g., 1:10,000), to each person willing to give evidence about use of the path. Each user should mark on the map the route they have used and return it to you for submission with the application.
5. **Map showing the route(s) & ownership** - A map on a scale of not less than 1:25,000 (2½" to the mile) clearly showing the claimed route is required. It is also desirable that this map (or a second map) shows details of landowners and/or occupiers, (by colour or shading). The map(s) should be signed and dated by the applicant and attached to the Application Form.

**NB: You are advised to retain copies of all the above documents where possible, as these may be required should you decide to appeal the Council's decision on the matter**

**The application is registered from the date it is accepted by the County Council.**

**The applicant must return the following documents to the County Council: Form A (with attached map(s)), Form C, all original User Evidence Forms, and copies of, or extracts from, any relevant documentary evidence.**

## WHAT HAPPENS NEXT?

Applications are currently processed in accordance with the County Council's Policy for Prioritising applications. Details of the policy are provided with the application forms.

A Case Officer is assigned to investigate each application, which includes consultations as mentioned above.

When the Case Officer completes the investigation, a report is produced. The County Council then considers this report, and decides whether to make the DMMO, based on the evidence discovered.

**If a DMMO is made**, a period of 42 days is then allowed for objections or representations to be made. If any objections to the order are made, the County Council will try to resolve them. If it is unable to do so, all the documents will be forwarded to the Secretary of State for determination (see Natural England booklet, Chapter 8).

**If no objections against the order are made**, the County Council will confirm it, which makes it effective.

**If the County Council decides not to make the DMMO**, a period of 28 days is allowed for the applicant to appeal to the Secretary of State against that decision, giving the grounds of the appeal. The Secretary of State will then decide whether to direct the County Council to make the Order.

## FREEDOM OF INFORMATION

Under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, members of the public have the right to ask for information. When a request for information is made Lincolnshire County Council must reveal all information it holds regarding that issue, subject to a number of exceptions.

Under Regulation 13 of the Environmental Information Regulations 2004 personal details and information on how and when individuals used routes from User Evidence Forms will be withheld and only information contained in Q1-Q7 inclusive will be released until after a definitive map modification order has been made. At this point the Council must provide all documents, on request, that were taken into account in determining the application for an order (Wildlife & Countryside Act 1981, Schedule 15 (8)).

## RELEASE OF PERSONAL DETAILS

Legislation requires the County Council to keep a register of Definitive Map Modification Order ("DMMO") applications, and to make this available for inspection by the public on its website and at its offices. For each application the register must contain, amongst other details, a copy of the Application Form and details of the Applicant's name and address. The County Council will redact the signature of the Applicant on all DMMO documents published on its website. However, should the Applicant believe that the inclusion or retention of their name and address on the register would, or would be likely to, cause substantial unwarranted damage or distress to the Applicant or to another person, and has satisfied the Council that this is the case, the Council will exclude (or remove) their name and address from any documents contained, or to be contained, on the register.

## PERSONAL DATA

Please refer to the Public Rights of Way Privacy Notice (available at [www.lincolnshire.gov.uk/directory-record/70029/public-rights-of-way](http://www.lincolnshire.gov.uk/directory-record/70029/public-rights-of-way)) for information on how the County Council processes your personal data. If you need this information or would like to request a copy of this form in an alternative format or a different language, please contact Countryside Services on 01522 782070 or by email at [countryside\\_access@lincolnshire.gov.uk](mailto:countryside_access@lincolnshire.gov.uk).

# APPENDIX 1

## GUIDANCE ON IDENTIFYING LANDOWNERS

Suggested sources of information are:

1. Local enquiries.
2. Enquiry to the Parish Council, if there is one.
3. Enquiry to local landowning associations and/or the National Farmers' Union.
4. Making a search in the Land Registry (a small fee is payable for this). The Land Registry which covers Lincolnshire is:

Land Registry

Kingston upon Hull Office

Earle House

Colonial Street

HULL

HU2 8JN

**Tel:** 01482 223244

**Website:** [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry)

5. Companies House's online register of businesses at  
[www.gov.uk/government/organisations/companies-house](http://www.gov.uk/government/organisations/companies-house)

If none of these enquiries are successful, please contact Lincolnshire County Council's Public Rights of Way and Access Section. The contact details for this service are given in page 1 of these guidance notes.

## Definitive Map Modification Order Public Rights of Way: User Evidence Form

### Important – please read

The purpose of this form is to establish if an unrecorded public right of way exists, or whether a recorded public right of way should be amended in the Definitive Map and Statement of Public Rights of Way. It comprises two parts:

- Part 1 – Your name, telephone number and email address
- Part 2 – Your evidence of use of the claimed route

**Please complete all questions on this form as fully, carefully and precisely as possible, as it will form important legal evidence.** Please mark the precise route you took on the map where requested, using a thin nib pen and showing clearly on which side of boundaries you passed.

Individuals should complete their own forms where possible, as the value of their evidence could be reduced if the form is completed by someone else without good reason. This form should be completed by one person only.

### Freedom of Information and Privacy Notice

The information you provide in questions 1-7 in Part 2 of the form may be released on request prior to the County Council's determination of the modification order application or case, but your name and address would be withheld at this stage. However, the County Council must make the whole of Part 2 of the form (including your name and address) available for public inspection and provide copies of it on request where:

- a definitive map modification order is made seeking the addition of the route as a public right of way to the Definitive Map and Statement, or
- an appeal is lodged with the Planning Inspectorate against the County Council's decision not to make a definitive map modification order.

Please refer to the Public Rights of Way Privacy Notice (available at [www.lincolnshire.gov.uk/directory-record/70029/public-rights-of-way](http://www.lincolnshire.gov.uk/directory-record/70029/public-rights-of-way)) for information on how the County Council processes your personal data. If you need this information or would like to request a copy of this form in an alternative format or a different language, please contact the Public Rights of Way and Access Section on 01522 782070 or by email at [countryside\\_access@lincolnshire.gov.uk](mailto:countryside_access@lincolnshire.gov.uk).

## **PART 1 – Your name, telephone number and email address**

The County Council might need to contact you to clarify certain aspects of your evidence given in Part 2 of the form or in relation to procedural matters concerning the investigation of the definitive map modification order application or case. Your title, telephone number and email address you give below will remain confidential and would just be used by the County Council in connection with the investigation of the route. Please leave this part of the form blank if you prefer to be contacted by post only.

**Title:**

.....

**Full Name:**

.....

**Daytime telephone number:**

.....

**Email address:**

.....

## Definitive Map Modification Order Public Rights of Way: User Evidence Form

### PART 2: Your evidence

#### Witness details

Full Name.....

Address.....

Postcode.....

#### Description of the route

**1a.** Description of the route.

**b.** Please mark the route you have used clearly on the map provided, with a red dashed line as follows: - - - - -

**c. Please sign and date the map where requested.**

From:.....

.....

To:.....

.....

**2a.** Does the route have a local name, of which you are aware?

**b.** Has the route always followed the same line? If not, please mark any alternative routes you have used on the map provided using a blue dashed line: - - - - -

Yes       No      Name.....

Yes       No

Date and reason for alternative route (or deviation)

.....

**3.** When you have used the route, was it clearly identifiable on the ground?

Yes       No

Reason route was not visible.....

.....

**4a.** How wide was the route?

Width.....metres/feet (please delete as appropriate)

**b.** Did this width apply to the whole of the route?

Yes       No

If No please give further details.....

.....

## Gates/stiles

5. Have there ever been any gates or stiles on the route over the period of your use?  Yes  No

If Yes, please mark the location concerned on the map with a "G". If more than one gate/stile was present, please mark them G1, G2, G3 etc. on the map.

Please complete this table for each gate/stile you have marked:

Notation on map	Type of gate (e.g. hand, field, kissing, equestrian) or stile	Dates present		Was the gate ever locked (please gives dates if so)?
		From	To	
G				
G1				
G2				
G3				

## Obstructions

6. Has anything impeded your passage along the route over the period of your use (e.g. barriers, obstructions, narrow gaps, non-bridged watercourses, undergrowth)?  Yes  No

If Yes, please mark the location concerned on the map with an "O". If more than one obstruction was present, please mark them O1, O2, O3 etc. on the map.

Please complete this table for each obstruction you have marked:

Notation on map	Type of obstruction and details of how you overcame it	Dates present	
		From	To
O			
O1			
O2			
O3			

## Notices/signs

7. Have there ever been any notices/signs along the route over the period of your use?  Yes  No

If Yes, please mark the location concerned on the map with an "N". If more than one notice/sign was present, please mark them N1, N2, N3 etc. on the map.

Please complete this table for each notice/sign you have marked:

Notation on map	Wording of notice	Dates present	
		From	To
N			
N1			
N2			
N3			

## Your use of the route

8. How did you become aware of the route?

.....  
 .....

9. For what purpose did you use the route (please list all reasons for use e.g. pleasure, travel to work or school etc.)? Please complete this table with details. If use was to travel to a workplace or school, please give the place's name.

Purpose	Details of use	Dates used	
		From	To

10. Were there ever any extended periods of time when you did not use the route (please give details, including dates)?

Yes  No  
 Details.....  
 .....

<b>11.</b> If you no longer use the route, why did you stop using it?	Reason..... ..... .....
---	-------------------------------

**12.** By what means did you use the route? Please complete this table with details:

Means of use	Please tick if used	Dates used		Frequency (e.g. daily, 4 times a yr)
		From	To	
Foot				
Horseback				
Bicycle				
Horse drawn carriage/trap				
Motor vehicle				
Other (please specify):				

**Nature of use**

<b>13a.</b> Have you ever been stopped or turned back by anyone when using the route?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>b.</b> If Yes, please give details of the date you were stopped and by whom, where, and how you were stopped.	Date stopped.....Details..... ..... .....

<b>14.</b> Did you openly use the route? Or did you attempt to use it without being seen by the landowner or occupier (if so, please give details)?	<input type="checkbox"/> Open <input type="checkbox"/> Attempted to use the route without being seen (details):..... .....
---	---

<b>15a.</b> Have you ever been given permission to use the route, whether or not you actually requested it?	<input type="checkbox"/> Yes <input type="checkbox"/> No By whom?..... Date permission given.....
<b>b.</b> If so, please give details:	Details..... .....

<p><b>16a.</b> Did you ever have any connection with any of the landowners/occupiers of the route, or with their employees (e.g. relative, friend etc.)?</p> <p><b>b.</b> If so, please give the dates over which you were connected to them, and their name and address. Please also mark the area of land concerned on the attached map.</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>How connected..... ..... .....</p> <p>From.....To.....</p> <p>Name:.....</p> <p>Address: .....</p> <p>..... .....</p>
--	---

<p><b>17a.</b> Whilst using the route, were you ever an employee of the landowner or tenant?</p> <p><b>b.</b> If so, who employed you and between which dates?</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>Name of employer.....</p> <p>From .....To.....</p>
--	--

<p><b>18a.</b> If you were an employee of the landowner or tenant, did you receive any instructions from your employer regarding use of the route by the public?</p> <p><b>b.</b> If so, what was the instruction, who gave it to you, and when was it given?</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>Date instruction given.....</p> <p>Details..... .....</p>
---	---

**Landownership, tenancy and occupancy**

<p><b>19a.</b> Do you know who owns and/or occupies the land affected by the Application?</p> <p><b>b.</b> If so, please give details of their name and address, using a separate sheet of paper if necessary.</p> <p><b>c.</b> Did you see or have any contact with the landowner/occupier when you were using the route (e.g. saw them, waved, spoke to them etc)?</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>Name.....</p> <p>Address..... .....</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>If Yes please give details:..... ..... .....</p>
--	--

**20a.** Are you or have you ever been an owner, tenant or occupier of any or all of the land crossed by the route?

No             Landowner             Tenant             Occupier

**b.** If so, between which dates?

From .....To.....

**c.** If so, did you give any instructions regarding use of the route by the public?

Yes             No

**d.** If so, what was the instruction, who did you instruct, and when was it given?

Date instruction given.....

Details.....

.....

**e.** If you were a landowner or tenant, did you recognise that the route was a public right of way? If so what was the status of the route?

Yes             No

Footpath     Bridleway     Restricted Byway

Byway Open to All Traffic

### Miscellaneous

Would you like to provide any additional information:

## Declaration

**I hereby certify that, to the best of my knowledge and belief, the information held within this form is true.**

**Signature:**..... **Date:**.....

In the event that a definitive map modification order is made seeking to record the route as a public right of way, there may be a public hearing or inquiry. This would be held locally or virtually, and your evidence will be more valuable if you are prepared to attend and give evidence in person.

**I am willing...**

**I am not willing...**

**to attend a hearing or public inquiry, to stand by what I have written, and to answer questions there, if required to do so.**

Please return this form, with maps and any additional sheets of paper securely attached, to:

Lincolnshire County Council  
Public Rights of Way and Access  
County Offices  
Newland  
LINCOLN  
LN1 1YL

# PAPER H

**From:** CllrT Young <[CllrT.Young@lincolnshire.gov.uk](mailto:CllrT.Young@lincolnshire.gov.uk)>  
**Sent:** 20 November 2024 09:36  
**To:** Natasha Gardener <[natasha.gardener@gainsborough-tc.gov.uk](mailto:natasha.gardener@gainsborough-tc.gov.uk)>  
**Subject:** RE: Traffic on Cross Street in Gainsborough

Natsha

Thank you for the email.

Update – When the county highway manager visits the Trent Division early in the new year for a walk about looking at the various issues, this will be discussed.

Please make your members aware that TRO's usually take a considerable amount of time to implement as there are a number of legal processes to undertake.

I also am aware that Cross Street has previously been investigated for a one way system in the past, and need to explore why it has not been implemented.

Regards

Cllr Trevor Young

**From:** Natasha Gardener <[natasha.gardener@gainsborough-tc.gov.uk](mailto:natasha.gardener@gainsborough-tc.gov.uk)>  
**Sent:** 14 November 2024 11:44  
**To:** CllrT Young <[CllrT.Young@lincolnshire.gov.uk](mailto:CllrT.Young@lincolnshire.gov.uk)>  
**Subject:** Traffic on Cross Street in Gainsborough

Dear Councillor Young,

**RE: Traffic on Cross Street in Gainsborough**

We're going through some of our Planning resolutions from recent years to make a log of all responses and follow up on any, where required.

This is regarding a traffic regulation order request made by the Gainsborough Town Council Planning Committee on 27<sup>th</sup> September 2022.

RESOLVED: The Committee resolved to write to the local Lincolnshire County Councillor to request that LCC look into making Cross Street one way due to road safety concerns.

We just wanted to query if there were any updates or further discussion regarding this matter, please?

Kind Regards

**Natasha Gardener**  
Assistant Clerk

---

01427 811573

Richmond House | Richmond Park | Morton Terrace | Gainsborough | Lincolnshire | DN21 2RJ

# PAPER I

**From:** Matthew Snee  
**Sent:** 11 December 2024 10:15  
**To:** Natasha Gardener <[natasha.gardener@gainsborough-tc.gov.uk](mailto:natasha.gardener@gainsborough-tc.gov.uk)>  
**Cc:** Amy Potts  
**Subject:** RE: Baltic Mill Wall Mural

Hi Natasha,

I hope you are well. Amy has passed this to me as I'm leading on this one.

It was always the plan to include a wall mural on the Baltic Mill site.

However, rather than keeping the remaining wall we had to demolish due to structural reasons. Therefore what is remaining isn't in our ownership.

It is something we're still exploring, but as you will know it will now involve license agreements, legal lincs etc and not be as straightforward as we hoped. I think we can still achieve as long as there is the desire to do so.

Is it something you and Rachel would like to discuss? I'm happy to pop down and see you both.

Kind regards,

Matt

**Matt Snee**  
Project Officer- Levelling Up Fund

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



**From:** Natasha Gardener <[natasha.gardener@gainsborough-tc.gov.uk](mailto:natasha.gardener@gainsborough-tc.gov.uk)>  
**Sent:** 11 December 2024 09:39  
**To:** Amy Potts  
**Subject:** Baltic Mill Wall Mural

Good morning,

I'm hoping your email address will be the correct one for this enquiry, if not, it would be greatly appreciated if you could please redirect me.

We're enquiring regarding a wall mural at the former Baltic Mill site – can you please confirm whether there is going to be a wall mural put in place, please?

Kind Regards

**Natasha Gardener**

Assistant Clerk

---

01427 811573 | Direct number: 01427 392466

Richmond House | Richmond Park | Morton Terrace | Gainsborough | Lincolnshire | DN21 2RJ



**Gainsborough**  
TOWN COUNCIL



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LOCATION | LIFESTYLE | ENTERPRISE



**Civility &  
Respect**

IN COLLABORATION WITH SLCC, NALC, OVW, COUNTY ASSOCIATIONS