

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 David Dobbie

Councillor Paul Key

Councillor Liam Muggridge

Councillor James Ward

Councillor Michael Devine (sub)

Councillor Richard Doy

Councillor Stuart Morley

Councillor James Plastow

Councillor Kenneth Woolley

Councillor Paul Hooton (sub)

Notice is hereby given that a meeting of the **Planning Committee** which will be held on **Tuesday 18 February 2025** 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

PL25/204 Apologies for Absence

To note apologies for absence.

PL25/205 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.

PL25/206 Declarations of Interest

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

PL25/207 Dispensation Requests

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

PL25/208 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.

PL25/209 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 21 January 2025 (pages 6 to 12)

PL25/210 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00044 \(received 16/01/25\) any observations to make on the application, please make them by 06/02/2025](#)

[Proposal: Planning application to rebuild section of boundary wall being variation of conditions 2, 3, 5 and 6 of planning permission 145640 granted 1 December 2022 re: adjustment to the extent of the wall for underpinning and rebuilding.](#)

[Location: Trinity Arts Centre, Trinity Street, Gainsborough](#)

PL25/211 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00070 \(received 27/01/25\) any observations to make on the application, please make them by 03/03/2025](#)

[Proposal: Planning application for two storey side extension.](#)

[Location: 16 Turpin Close, Gainsborough](#)

PL25/212 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00074 \(received 27/01/25\) any observations to make on the application, please make them by 03/03/2025](#)

[Proposal: Planning application for new security fence adjacent to current play area, repairs to main building, demolition of existing greenhouse and extension of vegetable patch, and installation of a palisade fence.](#)

[Location: Richmond House, Morton Terrace, Gainsborough](#)

PL25/213 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00075 \(received 27/01/25\) any observations to make on the application, please make them by 03/03/2025](#)

[Proposal: Listed building consent for new security fence adjacent to current play area, repairs to main building, demolition of existing greenhouse and extension of vegetable patch, and installation of a palisade fence.](#)

[Location: Richmond House, Morton Terrace, Gainsborough](#)

PL25/214 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00091 \(received 30/01/25\) any observations to make on the application, please make them by 03/03/2025](#)

[Proposal: Planning application for the change of use of an existing residential \(dwelling\) to a C2 accommodation.](#)

[Location: 87 All Saints Mews, Northolme, Gainsborough](#)

PL25/215 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00101 \(received 03/02/25\) any observations to make on the application, please make them by 10/03/2025](#)
[Proposal: Planning application for change of use residential space to provide additional floor space to existing dental practice.](#)
[Location: 15 & 17 Spital Terrace, Gainsborough](#)

PL25/216 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00131 \(received 10/02/25\) any observations to make on the application, please make them by 17/03/2025](#)
[Proposal: Reserved matters application for Phase 1A to erect 130no. dwellings, considering appearance, landscaping, layout and scale, following outline planning permission 136937 granted 15 September 2020 being variation of condition 1 of planning permission 145066 granted 18 May 2023 - amended layout plan.](#)
[Location: Land North East of Highfields Roundabout, Corringham Road, Gainsborough](#)

PL25/217 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/01015 GRANTED (delegated)

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: The Lindsey Centre, 13 – 19 Market Place, Gainsborough

Paper B (pages 13 to 17)

PL25/218 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/01032 GRANTED (delegated)

Proposal: Planning application for external alterations to facilitate internal subdivision of unit.

Location: Unit 2B, Marshalls Yard, Beaumont Street, Gainsborough

Paper C (pages 18 to 30)

PL25/219 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/00981 GRANTED (delegated)

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

Paper D (pages 31 to 46)

PL25/220 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/00908 REFUSED (delegated)

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

Location: 37 Beckett Avenue, Gainsborough
Paper E (pages 47 to 54)

PL25/221 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/00957 GRANTED (delegated)

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

Paper F (pages 55 to 66)

PL25/222 Decision Notice

To note decision notice received.

Application Ref No: WL/2024/00910 GRANTED (delegated)

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

Paper G (pages 67 to 71)

PL25/223 Street Naming Requests

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

PL25/224 Tree Preservation Orders

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

PL25/225 Traffic Regulation Order

To consider request from PC Glenn Patchett looking for support to help address school Safety Zones.

Paper H (pages 72 to 77)

PL25/226 Traffic Regulation Order

To consider request from a member of the public regarding extending double yellow lines in 2 separate areas:

- i. At the junction of Queen Street and Trinity Street (adjacent to Sew Eezy Shop). Cars parking on the corner makes it really awkward when turning left or, when a vehicle is turning into Queen Street from Trinity Street causes traffic to build up.
- ii. On Sandsfield Lane towards Tesco, the bend in particular, cars parking opposite the already placed double yellow lines cause more problems than not when it comes to emergency vehicles or regular traffic. Ideally the Double Yellow lines should/could run right up the Car Park Entrance to Trinity Arts Centre.

PL25/227 Items for Notification

- i. LCC motion regarding powers to request 20mph speed limit update
- ii. Baltic Mill update
- iii. DMMO Applications

iv. Cross Street update

PL25/228 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 18 March 2025 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 13 February 2025

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 21 January 2025** 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 David Dobbie

Councillor James Ward – arrived at the meeting at 7:29pm.

Councillor Michael Devine

Councillor Richard Doy

In Attendance:

Natasha Gardener

Assistant Clerk

PL25/175 Apologies for Absence

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

PL25/176 Public Participation Period

No public was present.

PL25/177 Declarations of Interest

Councillor Plastow declared a personal interest in PL25/200 as he was approached by hill ward residents over the issue.

PL25/178 Dispensation Requests

No dispensation requests were received.

PL25/179 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL25/180 Minutes of the Previous Meeting (Paper A)

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 17 December 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

PL25/181 Planning Application

[Application Ref No: WL/2024/01025](#) (received 12/12/24) any observations to make on the application, please make them by 13/01/2025

[Proposal: Planning application for demolition of the former Lindsey Shopping Centre and proposal to develop multiplex cinema, car parking and commercial units in the following use classes, Class A1 \(shops\), Class A2 \(financial and professional services\), Class A3 \(restaurants and cafes\), Class A4 \(drinking establishments\), Class A5 \(hot food takeaways\) and Class D2 \(assembly and leisure\), together with associated works being variation of condition 10 of planning permission 140235 granted 27 January 2022 - change in design being variation of condition 1 and removal of conditions 7 & 10 of planning permission 147844 granted 14 May 2024 -amendment to design & elevations.](#)

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

RESOLVED: to comment that they're sorry to see that one of the amendments doesn't include a Changing Places toilet.

PL25/182 Planning Application

[Application Ref No: WL/2024/01032](#) (received 16/12/24) any observations to make on the application, please make them by 20/01/2025

[Proposal: Planning application for external alterations to facilitate internal subdivision of unit.](#)

[Location: Unit 2B Marshalls Yard, Beaumont Street, Gainsborough](#)

Note: Councillor Coxon left the room at 6:44pm.

Note: Councillor Coxon returned to the room at 6:46pm.

RESOLVED: to **NOTE** the application.

PL25/183 Planning Application

[Application Ref No: WL/2025/00005](#) (received 03/01/25) any observations to make on the application, please make them by 03/02/2025

[Proposal: Listed building consent to rebuild section of boundary wall being variation of conditions 2-8, 12, 13 and 15 of listed building consent 145568 granted 1 December 2022 re: adjustment to the extent of the wall for underpinning and rebuilding.](#)

[Location: Trinity Arts Centre, Trinity Street, Gainsborough](#)

RESOLVED: to support the application.

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

PL25/184 Planning Application

[Application Ref No: WL/2025/00013](#) (received 08/01/25) any observations to make on the application, please make them by 10/02/2025

[Proposal: Planning application for erection of new substation to replace existing redundant substation.](#)

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

RESOLVED: to support the application.

PL25/164 Decision Notice (Paper B)**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

RESOLVED: to NOTE the decision notice.

PL25/185 Decision Notice (Paper B)**Application Ref No: WL/2024/00292 GRANTED** (delegated)

Proposal: Outline Application for up to 14no. dwellings with All Matters Reserved including Demolition of the Existing Public House within the Site.

Location: Gainsborough Park, Glentham Road, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/186 Decision Notice (Paper C)**Application Ref No: WL/2024/00982 GRANTED** (delegated)

Proposal: Planning application for Façade works.

Location: 23-25 Market Place, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/187 Decision Notice (Paper D)**Application Ref No: WL/2024/00979 GRANTED** (delegated)

Proposal: Advertisement consent for 5no. fascia signs.

Location: White Hart Hotel, 49 Lord Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/188 Decision Notice (Paper E)**Application Ref No: WL/2024/00941 GRANTED** (delegated)

Proposal: Listed Building Consent for Replacement of non-original, dilapidated bay window to building façade.

Location: The Gainsborough Hotel, 49 Lord Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/189 Decision Notice (Paper F)**Application Ref No: WL/2024/00960 GRANTED** (delegated)

Proposal: Planning Application to install roller shutter doors and windows.

Location: 376 The Fish Lodge, Ropery Road, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/190 Decision Notice (Paper G)**Application Ref No: WL/2024/00777 Prior Approval Not Required** (delegated)

Proposal: Prior approval application for proposed change of use of commercial, business and service to 3no. dwellings.

Location: TUI, 23-25 Market Place, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/191 Decision Notice (Paper H)

Application Ref No: WL/2024/00817 GRANTED (delegated)

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

PL25/192 Decision Notice (Paper I)

Application Ref No: WL/2024/00764 GRANTED (delegated)

Proposal: Listed building consent for 3no. dwellings and the conversion of the existing water tower into 1no. dwelling.

Location: Cox's Water Tower, Heapham Road, Gainsborough

RESOLVED: to take PL25/192 and PL25/193 together. To comment and note that one of the dwellings looks like it will be on the northern side, so the entrance will be past the brow of Cox's Hill. To note the Town Council has suggested a mirror on the far side, so traffic coming up the hill can see any traffic trying to exit from Cox's Hill.

PL25/193 Decision Notice (Paper J)

Application Ref No: WL/2024/00763 GRANTED (delegated)

Proposal: Planning application for 3no. dwellings and the conversion of the existing water tower into 1no. dwelling.

Location: Cox's Water Tower, Heapham Road, Gainsborough

See resolution above.

PL25/194 Decision Notice (Paper K)

Application Ref No: WL/2024/00897 GRANTED (delegated)

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- Alterations to approved plans.

Location: 16 Silver Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/195 Decision Notice (Paper L)

Application Ref No: WL/2024/00896 GRANTED (delegated)

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 condition 2 of listed building consent 148060 granted 28 May 2024- Alterations to approved plans.

Location: 16 Silver Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/196 Decision Notice (Paper M)

Application Ref No: WL/2024/00111 GRANTED (delegated)

Proposal: Planning application to remove and replace portal frame building.

Location: Wilco Motosave Ltd, 2 Southolme, Gainsborough

RESOLVED: to NOTE the decision notice.

PL25/197 Street Naming Requests

No street naming requests were received.

PL25/198 Tree Preservation Orders

No tree preservation orders were received.

PL25/199 Traffic Regulation Order (Paper N)

Members considered consultation on proposed waiting restriction on Tooley Street.

RESOLVED: to support the proposed waiting restriction on Tooley Street and include the County Councillor for the area, Councillor Young, in the response.

PL25/200 Traffic Regulation Order (Paper O)

Members considered consultation on proposed waiting restriction on Park Springs Road & Pilgrims Approach.

RESOLVED: to support the proposed waiting restriction on Park Springs Road & Pilgrims Approach and include the County Councillor for the area, Councillor Boles, in the response.

PL25/201 Traffic Regulation Order (Paper O)

Members considered request from a member of the public regarding parking against their dropped kerb on Cromwell Street.

Note: Councillor Plastow left the room at 7:29pm.

Note: Councillor Plastow returned to the meeting at 7:29pm.

Note: Councillor Ward arrived at the meeting at 7:29pm.

RESOLVED: To advise the enquirer that double yellow lines wouldn't be possible for outside the dropped kerb only, consequently if longer double yellow lines extending further is required to please contact their County Councillor.

To also advise that a single white line is an option in front of the dropped kerb – to please contact their County Councillor regarding this.

In the meantime, report any concerns to the Police.

PL25/202 Items for Notification

- i. LCC motion regarding powers to request 20mph speed limit - information to be provided by Councillor Coxon.

The motion, submitted by the Independent Group at LCC, pertains to the implementation of 20 mph speed limits in certain areas. It is important to note that this proposal does not advocate for a blanket 20 mph limit across the entire county. Instead, it will focus on specific zones that will be identified by town and parish councils as suitable for this measure.

The next step in this process is for the motion to be reviewed by the Scrutiny Panel, which will conduct public engagement to gather further insights and opinions.

- ii. Baltic Mill update
- iii. DMMO Applications

Note: Councillor Dobbie marked the footpath on the Sweyn Way map. Fencing removed which blocked the footpath, clearance has blocked the footpath. Councillor Doy mentioned that the DMMO deadline for 2036 is no longer in place.

- iv. Cross Street update

PL25/203 Time and Date of Next Meeting

RESOLVED: To **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 18 February 2025 at 6:30pm.

The meeting closed at 7:50pm.

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

PAPER B

Consent to Display Advertisements

Name and address of applicant	Name and address of agent (if any)
James Collington Savoy Cinema Derby Road Nottingham NG7 1QN	Tom Lindley Northern Building Design Associates Ltd St Lukes Church Pavilion Way Macclesfield SK10 3LU

Part One – Particulars of application

Date of application: 09/12/2024	Application number: WL/2024/01015
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Particulars and location of development:

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, DN21 2BP

Part Two – Particulars of decision

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

1. The grant of express consent expires at the end of 1st August 2060.

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

2. The proposed signs must be displayed in accordance with the following proposed drawings:

- 1883\GB-102 Rev B dated 4th December 2024 – External Elevations and Cinema Signage Plan
- Parkingeye Document for Customer Car Parking Area Signs
- Parkingeye Document for Staff Car Parking Area Signs

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

Reason: To ensure the advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53, NS55 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the GTNP,

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity and to accord with the National Planning Policy Framework, local policy S53, NS55 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the GTNP, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the public safety to accord with the National Planning Policy Framework, local policy S53, NS55 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the GTNP, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the public safety to accord with the National Planning Policy Framework, local policy S53, NS55 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the GTNP, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF.

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

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

7. No advertisement must be sited or displayed so as to a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

8. All illuminated signs identified on the documents and plans listed in condition 2 of this permission must be the only illuminated signs.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 and in the interest of visual amenity to accord with the

National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.

9. The 5 Red, Green and Blue (RGB) external uplighters on the front east elevation of the cinema building must not be in operation when the cinema building is closed.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the public safety to accord with the National Planning Policy Framework, local policy S53, NS55 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the GTNP, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the NPPF.

Reasons for granting consent

The decision has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S53 Design and Amenity, NS55 Advertisements and S57 The Historic Environment of the Central Lincolnshire Local Plan 2023 and NPP1 Sustainable Development, NPP5 Protecting the Landscape Character, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in Each Character Area, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre of the Gainsborough Town Neighbourhood Plan in the first instance and the statutory duty in Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Consideration has additionally been given to guidance contained within the National Planning Policy framework, the National Planning Practice Guidance, the National Design Guide and the National Design Model Code. In light of this assessment, it is considered that the proposed cinema and car parking adverts are acceptable due to their scale, design and position. The proposed adverts would preserve the character and appearance of the Conservation Area and preserve the setting of the nearby Listed Building. They would not individually, collectively or cumulatively in the area have an unacceptable harmful visual impact on the site, the street scene or the surrounding area. The proposed adverts would not have an unacceptable harmful impact on highway and public safety. The adverts are therefore acceptable subject to conditions.

Date: 23rd January 2025

Signed:



Ian Knowles
Chief Executive and Head of Paid Service

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

Notes:

- a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent without the approval of the Secretary of State and if no period is specified the consent shall have effect as consent for five years.

- b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- c) A person who displays an advertisement in contravention of the regulations will be liable on summary conviction to a fine of £1000 and in the case of a continuing offence to a fine of £100 for each day during which the offence continues after conviction.
- d) Where the local planning authority grant consent subject to conditions, the applicant may by notice given in writing within eight weeks of receipt of this notice, or such longer period as the First Secretary of State may allow, appeal to the First Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989. The First Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority otherwise than subject to the conditions imposed by them.

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

PAPER C

Planning Permission

Name and address of applicant

James Shepherd
C/O DRANSFIELD PROPERTIES LTD
DRANSFIELD HOUSE
STOCKSBRIDGE
S36 2AB

Name and address of agent (if any)

Robert Barnes
Planning Prospects Ltd
4 MILL POOL
NASH LANE
BELBROUGHTON
DY9 9AF

Part One – Particulars of application

Date of application:
03/12/2024

Application number:
WL/2024/01032

Particulars and location of development:

Proposal: Planning application for external alterations to facilitate internal subdivision of unit.

Location:

MARSHALLS YARD, UNIT 2B
BEAUMONT STREET
GAINSBOROUGH
DN21 2NA

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 must be carried out in accordance with the following proposed drawings:

- DPL-WAL-PL-01– Location Plan – Dated 21/11/2024
- DPL-WAL-PL-03 Proposed Plan– Dated 21/11/2024
- DPL-WAL-PL-04 Existing and Proposed part elevation – Dated 21/11/2024

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

Reason:

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

3. The proposed works must be constructed from the materials listed on plan

- DPL-WAL-PL-04 Existing and Proposed part elevation – Dated 21/11/2024

Reason:

To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the street scene to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

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

None

Date: 28/01/2025

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. 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 or by asking any of the Customer Services staff.

Officers Report

Planning Application No: WL/2024/01032

PROPOSAL: Planning application for external alterations to facilitate internal subdivision of unit.

LOCATION: MARSHALLS YARD, UNIT 2B BEAUMONT STREET,
GAINSBOROUGH, DN21 2NA

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 28/01/2025

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Conditions

Site Description and Proposal:

The application site is an existing unit within the Marshall's yard retail development within the former Britania Mill. The proposal seeks to introduce new windows and doors to the front elevation of the unit similar in appearance to those of adjacent retail unit 2a in order to facilitate internal subdivision of the unit. The unit currently comprises two brick bays, both with arches at the base. The left-hand arch is a glazed shop front providing the entrance to the existing Poundland store which occupies the site as a whole. The right hand arch is bricked up and featureless with the exception of an existing emergency door.

Relevant Planning History

Reference	Proposal	Decision
119834	Advertisement Consent to display 3no. static internally illuminated shop signs and 4no. poster signs	Granted Time Limit Cond only
129124	Planning application for new window openings at ground and first floor of front elevation and new double doors at ground floor to allow access for deliveries at rear. Also, internal alterations to sub-divide the existing unit and create an additional unit.	Granted time limit plus conditions 31/10/2012
147610	Advertisement consent to display 2no. fascia signs.	Granted time limit plus conditions 02/01/2024
142954	Planning application for external alterations and change of use of car parking spaces to form external display area for retail unit	Granted time limit plus conditions 10/06/2021

Reference	Proposal	Decision
142955	Application for a Lawful Development Certificate for proposed use of retail at ground floor and leisure purposes at first floor	Planning Permission not req'd 08/06/2021
130711	Advertisement consent for 2no. illuminated fascia signs and 1no. non illuminated fascia sign.	Granted time limit plus conditions 28/01/2014
124742	Advertisement consent to display 4 x fascia signs and 5 x vinyl graphic boards	Granted time limit plus conditions 07/12/2009
127499	Planning applicaton to remove existing sections of external wall and instal new windows and door. Also, pavement to be raised to give level access.	Granted time limit plus conditions 14/09/2011
119826	Planning Application for minor alterations to approved Planning Permission, reference number M04/P/1192 to provide revised gates, trolley shelter, hard landscaping and door canopies	Granted time limit plus conditions
122080	Advert consent to display 2 digiply graphic board and 3 replacement graphic vinyl skins to existing sign boxes.	Granted time limit plus conditions
123687	Request for confirmation of compliance with Condition 21 of Planning Permission M04/P/1192 granted 25/01/2005	Condition discharged 11/06/2009

Representations

Ward member(s): No comments received.

Gainsborough Parish Council: No objections made.

Local residents: No letters of comment received.

LCC Highways and Lead Local Flood Authority: No Objections made to the proposed scheme.

Historic England: No objections made to the proposal

Conservation Officer: No objections to the proposal

Date Checked: 24/01/2025

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 (2023)

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) 2023***

<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

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

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

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

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 2024. Paragraph 232 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:

LB Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CA Legal Duty

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations:

- Principle of development:
- Design and visual amenity:
- The historic environment

Assessment:

Principle of the Development:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site is an existing unit within the Marshall's yard retail development within the former Britania Mill. The proposal would seek to insert

new openings to the front elevation, enabling the internal subdivision of the unit.

The development does not seek to remove the retail usage of the unit and pertains only to external alterations in order to allow for the internal subdivision of the unit creating 2no. retail units following the anticipated loss of the existing tenant. The proposed alterations would mirror the existing design of the adjacent retail unit and would allow for an additional, albeit smaller, individual retail unit to be created and let.

The proposed internal subdivision of the unit is not considered to be development and would not require formal planning permission.

Based on the above assessment it is considered that the proposed development would accord with relevant CLLP policies S1 & S37 along with Gainsborough Neighbourhood Plan Policy NPP1.

Design and Visual Amenity

Local Plan Policy S53 states that all development '*must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.*'

Development must '*relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area*'. It further states that development should '*contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness*'.

Policy NS41 states applies to the proposed development and states the following with regard to new or altered frontages and requires the following:

- a. is of a high-quality design and is sympathetic in scale, proportion and appearance to the building of which it forms part, and to the character of the surrounding street scene; and
- b. protects, and where possible enhances, traditional or original frontage or features that are of architectural or historic interest, particularly if the building is listed or within a conservation area; and
- c. is designed to allow equal access for all users.

The proposed alterations to the frontage of the unit which would replace the brick infill with glazed openings and space for the mounting of retail signage which would more closely reflect that of the adjacent existing retail units.

At present the proposed frontage is closed off, featuring a solid fire door and a bricked-up façade. The proposed alterations would introduce anthracite glazed doors and windows to serve the subdivided units, opening up the

frontage and more closely mirroring the visual appearance of the adjacent units, in keeping with the broader visual character of Marshalls Yard.

On this basis it is therefore considered that the proposed development would accord with CLLP policies S53 & NS41 along with Gainsborough Neighbourhood Plan Policy NPP6 and the proposed alterations would present an improvement to the visual amenity of the existing retail unit and would accord and enhance the visual character of the surrounding area.

The Historic Environment

The application site is located within the Britannia Mill Conservation Area and is located in close proximity to Grade II listed aspects of the former Britannia Mill, along with the Grade II listed former Police Station and No's 35-37 Spring Gardens to the north of the site.

S.66 of the Listed Buildings Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

Paragraph 210 of the NPPF states that Local Planning Authorities in determining applications, should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy S57 of the Central Lincolnshire Local Plan states that '*Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.*' S57 goes on to state that development within the Conservation area should:

- n) retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;*
 - o) where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;*
 - p) retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;*
 - q) assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- The proposed development is sited within a historically significant setting and in close proximity to a number of significant local heritage assets. The

proposed alterations however relate to a more recent construction as part of the former Britannia Mill's conversion to retail use as part of the redevelopment known as Marshalls yard.

The proposed works would seek to replace the existing bricked up archway with glazed units and signage more akin to those of the adjacent retail units which form a modern addition constructed as part of the earlier redevelopment of the site.

It is considered that the proposed glazed frontage would represent a net improvement to the surrounding conservation area, reintroducing a shop frontage to what is presently a near blank elevation in close proximity to the Grade II listed former works.

The Authorities Conservation Officer was consulted on the proposed scheme and raised no objections to the works proposed.

Based upon the above assessment it is therefore considered that the proposed development would accord with Policy S57 of the CLLP & S.66 of the Listed Buildings Act 1990 and would not present harm to either the surrounding conservation area, or adjacent Grade II listed buildings within the vicinity of the application site.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy, 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 2023, S.66 of the Listed Buildings Act 1990 and relevant policies NPP1 & NPP6 of the Gainsborough Neighbourhood Plan. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. As a result of this assessment the proposed development is considered to be acceptable and it is recommended to be Granted subject to the following conditions.

It is recommended that planning permission is granted 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 must be carried out in accordance with the following proposed drawings:

- DPL-WAL-PL-01– Location Plan – Dated 21/11/2024
- DPL-WAL-PL-03 Proposed Plan– Dated 21/11/2024
- DPL-WAL-PL-04 Existing and Proposed part elevation – Dated 21/11/2024

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

Reason:

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

3. The proposed works must be constructed from the materials listed on plan

- DPL-WAL-PL-04 Existing and Proposed part elevation – Dated 21/11/2024

Reason:

To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the street scene to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

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

None

Decision Level: Delegated

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 : Josh Turner

Date : 24/01/2025

Authorising



Officer: Date: 27/01/2025

PAPER D

Approval of Reserved Matters

Name and address of applicant

Richard Gray
PEARTREE PADDOCK
BANKSIDE
LEA ROAD
GAINSBOROUGH
DN21 1AW

Name and address of agent (if any)

Sean Madden
Hubble Architecture Ltd
91 SUNNINGDALE WAY
GAINSBOROUGH
DN21 1FZ

Part One – Particulars of application

Date of application:
25/11/2024

Application number:
WL/2024/00981

Particulars of planning permission reserving details for approval:

Outline planning application to erect 1no dwelling with all matters reserved.

Application number: 144344

Particulars and location of development:

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
DN21 1AW

Part Two – Particulars of decision

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

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

See Outline Permission 144344

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:

- D01 Rev PL (Proposed Elevations and Floor Plans) dated September 2024
- D02 Rev PL1 (Existing/Proposed Site Plan with Landscaping Plan) dated September 2024

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

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

2. No development, other than to foundations level shall take place until the proposed walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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

3. The boundary treatments used in the development shall match those stated on D02 Rev PL1 dated September 2024.

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

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

None.

Notes to the Applicant:

Outline Permission Conditions

It is advised that any outstanding conditions requiring details to be agreed must be submitted through a condition discharge application.

Highways

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Community Infrastructure Levy

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

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

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

Reasons for granting permission:

The decision has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Dwellings, Policy S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, Policy S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan, as well as policies contained within the Gainsborough Neighbourhood Plan in the first instance. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code has also been taken into consideration.

The principle of 1no. dwelling in this location has been established by outline application reference 144344. It is considered that the access, appearance, layout, scale and landscaping of the proposed dwelling is acceptable in terms of residential amenity, visual impact and highway safety.

Working Practice Statement:

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

Date: 20/01/2025

Signed:



Ian Knowles
Chief Executive and Head of Paid Service

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

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

Self-build and Custom housebuilding

Did you know that West Lindsey District Council maintains a register of people who would be interested in taking up self-build and custom housebuilding opportunities within the area? There are certain benefits that arise from self-build developments i.e. you may be eligible for exemption from Community Infrastructure Levy (CIL). Further details of self-build and custom housebuilding within West Lindsey can be viewed here: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/self-build>

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice (or within 12 weeks on a minor commercial application. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>. You**

must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.

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

Purchase Notices

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

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OFFICERS REPORT

PLANNING APPLICATION NO: WL/2024/00981

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
DN21 1AW

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 20/01/2025

CASE OFFICER: James Newton

Recommended Decision: Grant permission, subject to conditions.

Description and Proposal:

The application site is located within the residential garden of Peartree Paddock, to the eastern side of Lea Road, within the settlement boundary of Gainsborough. The application site measures approximately 26.9 metres in length and 15.7 metres in width. The site is accessed via an existing track serving Peartree Paddock to the south of the site. The neighbouring property to the east is a detached bungalow, and to the west are two detached two storey dwellings, with the private garden area of 15 Bankside to the north.

The application is for the approval of Reserved Matters (access, scale, appearance, layout and landscaping) following the grant of outline permission 144344 to erect 1no. dwelling.

Relevant Planning History

Reference	Proposal	Decision
144344	Outline planning permission to erect 1no. dormer bungalow - all matters reserved.	Granted time limit plus conditions 22/04/2022

Representations

Chairman/Ward members:
No representations received.

Town Council:
Support the application, but to raise concerns about potential flammable vegetation next to the substation.

Local residents:
No representations received.

LCC Highways and Lead Local Flood Authority:
No Objections. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

The site is accessed from an existing private drive which is to be widened to accommodate the proposals. There is sufficient parking and turning available within the site. An informative shall be included as per the response.

LCC Archaeology:
No representations received.

Date System Checked: 16th January 2025

Relevant Planning Policies:

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

Development Plan:

- ***Central Lincolnshire Local Plan 2023***

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns

Policy S6: Design Principles for Efficient Buildings

Policy S7: Reducing Energy Consumption – Residential Development

Policy S12: Water Efficiency and Sustainable Water Management

Policy S21: Flood Risk and Water Resources

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
Policy S66: Trees, Woodland and Hedgerows

- **Gainsborough Neighbourhood Plan (NP)**

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

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

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

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

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).

Main issues

Outline planning permission for the erection of 1no. dwelling has previously been established by 144344 granted on 22.04.2022 This application considers only whether to approve the reserved matters, comprising of access, appearance, landscaping, layout and scale.

In planning law¹, these are defined as:

- Access

“access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;

¹ Article 2, The Town & Country Planning (Development Procedure) (England) Order 2015 (as amended)

where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.

- Scale and Appearance

‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

- Layout

‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- Landscaping

‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

Assessment:

Access

Policy S47 of the CLLP states that development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

It is proposed to erect 1no. single storey detached dwelling which will be accessed off Lea Road utilising an existing road between No.17 & No.259. The proposed site plan shows that the site will have adequate provision for off road parking and turning. The proposals have been reviewed by Lincolnshire County Council highways department who do not object to the application, they have advised that one informative is added in the event that permission is granted.

The proposed access would not have an unacceptable harmful impact and is therefore considered acceptable and accords to local policy S47 and S49 of the CLLP and the provisions of the NPPF.

Scale and Appearance

Local Plan Policy S53 states that all development *‘must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.’* Development must *‘relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area’.* It further states that development should *‘contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness’*, and should *‘be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.’* In addition, development must *‘achieve a density not only appropriate for its context but also taking into account its accessibility.’*

This application (WL/2024/00981) seeks reserved matters permission for access, appearance, landscaping, layout and scale. It is proposed to erect a 3-bed detached single storey dwelling located towards the middle of the site with its front elevation being the south elevation.

The dwelling proposed through this application will have a maximum ridge height of approximately 5.8 metres and an eaves height of 2.7 metres.

The proposed dwelling is located close to the middle of a large plot with large separation distances to neighbouring dwellings and is therefore considered to be of an appropriate scale for this location. In terms of appearance there is a wide mixture of housing styles and materials in the vicinity of the site including brick and rendered dwellings and grey concrete roof tiles and red pantiles. If it is minded to grant permission, a condition will be attached to the decision notice which will seek full details of the proposed materials.

It is considered that the scale and appearance of the proposed dwelling is acceptable and would not have an unacceptable harmful impact on the site or the street scene and accords to Local Policy S53 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

Layout

The proposed layout of the dwelling is shown with the principal elevation facing south. Off-road parking would be located to the front of the dwelling, with appropriate space to comfortably turn a vehicle. The dwelling sits comfortably within the site with an acceptable amount of outside private amenity space, access, turning and parking. The layout of the proposed dwelling is considered to be acceptable.

The impact upon neighbouring residential amenity will be discussed later in this report. The layout of the plot is considered to be acceptable and accords to Policy S53 of the CLLP.

Landscaping

Section 1, criteria b of Policy S53 states the following:

b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;

The existing site comprises of residential garden of which in it's existing format is mostly laid to lawn. The site also features a mixture of mature hedging and fencing along the northern and western boundaries. The proposed landscaping plan shows the retention of the existing boundary treatments to the north and west, with the inclusion of a 1.8 metre high panel fence along the eastern boundary. The site would also feature a privet hedge to be planted to the south western boundary of the site and to be maintained at under 1.2 metres. Permeable paving shall be used to the front of the dwelling with grassed lawn for the private amenity area. The landscaping scheme provided is considered to be acceptable and would help assimilate the development with the surrounding area.

Other considerations:

Residential Amenity

Local Plan Policy S53 also states that all development must not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare. It further states that development must provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces.

The site is adjoined by residential dwellings to the North, East and West.

Overlooking

The proposed dwelling would feature a several openings on the Front (Southern) and Rear (Northern) elevations, with blank elevations on the East and West.

The proposed openings on the front elevation would feature a total of 3 windows and the opening for the front door. All 3 windows would serve the bedroom/lounge area and provide views of the off-street parking provisions to the front of the dwelling. Given the location of these openings, these would also provide views to the dwelling to the south (259 Lea Road). Given the separation distance of approximately 12.3 metres between the front elevation and the side fence of the rear amenity area, it is considered that these windows would not cause any unnecessary overlooking to this dwelling.

The proposed openings on the rear elevation would feature a total of five openings, as well as two rooflights. Two of these openings would consist of French doors to serve a bedroom and a dining room, with a further three windows between these. All these

openings would provide direct views towards the rear amenity space of the proposed host dwelling. Given the location of these windows, it is noted that these would look towards the rear amenity area of 15 Bankside, however given the proposed boundary treatments, as well as the openings being at single storey level, it is considered that these would not cause any unacceptable overlooking to the dwelling to the north.

Overall, it is considered that the proposed dwelling does not cause an unacceptable impact on the neighbouring dwellings in terms of overlooking or loss of light due to the size and scale of the proposal.

Dominance/Overshadowing

It is proposed to erect a single storey detached dwelling. The new dwelling would have a total height of approximately 5.8 metres with an eaves height of 2.7 metres. The direct neighbouring property to the north (Peartree Paddock) is a detached bungalow, with two storey detached dwellings to the west. Due to the diverse nature of the surrounding area, which features a mixture of detached bungalows and detached two storey dwellings. The proposed dwelling shall not be expected to introduce any overshadowing to neighbouring properties or dominance within the street scene given the appropriate design of the dwelling.

It is noted no concerns have been raised by neighbouring properties regarding the proposed relationship of the dwelling. The proposed dwelling does not raise any concerns in relation to overshadowing or over dominance due to the size, scale and siting of the proposal in relation to neighbouring properties.

Amenity Space

It is considered that the proposal offers an adequate amount of outside amenity space for the proposed dwelling given the large scale of the plot.

Overall, it is considered that the proposed dwelling would not result in significant overlooking, over dominance or overshadowing, to the unacceptable harm of the amenities presently enjoyed at the neighbouring properties. The proposal would therefore accord with policy S53 of the CLLP.

Foul and Surface Water Drainage

It is noted that the original outline permission (144344) did not include a condition regarding the proposed drainage methods for the site. Due to this, a condition requesting drainage matters is unable to be attached to the reserved matters application. However, the agent has confirmed that the proposed method of foul drainage would be to the main sewer which accords with the preferred method of disposal contained within the NPPF.

Biodiversity Net Gain- It is now a mandatory requirement for developments to provide a 10% BNG. The approval of reserved matters for outline planning permissions is not

subject to the biodiversity gain condition (as it is not a grant of planning permission). Nevertheless the proposal includes new areas of soft landscaping which will help with BNG at the site.

Energy Efficiency- In line with guidance provided by Central Lincolnshire Policy team, the proposal does not need to accord with the energy efficiency policies as the outline permission was granted prior to the implementation of the CLLP 2023.

Conditions on Outline Permission 142337 - Condition 4 (Highways) of the outline consent still needs to be discharged. An advisory note to the applicant will be added to the permission.

Conclusion and reason for decision:

The decision has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Dwellings, Policy S12: Water Efficiency and Sustainable Water Management, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, Policy S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan, as well as policies contained within the Gainsborough Neighbourhood Plan in the first instance. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code has also been taken into consideration.

The principle of 1no. dwelling in this location has been established by outline application reference 144344. It is considered that the access, appearance, layout, scale and landscaping of the proposed dwelling is acceptable in terms of residential amenity, visual impact and highway safety.

Conditions:

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

None (See Outline Permission 144344).

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:

- D01 Rev PL (Proposed Elevations and Floor Plans) dated September 2024
- D02 Rev PL1 (Existing/Proposed Site Plan with Landscaping Plan) dated September 2024

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

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

2. No development, other than to foundations level shall take place until the proposed walling, roofing, windows, doors and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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

3. The boundary treatments used in the development shall match those stated on D02 Rev PL1 dated September 2024.

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

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

None

Notes to the Applicant

Conditions on the Outline Permission

Condition 4 (Highways) of the outline consent (144344) is still to be discharged.

Highways

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Decision Level: Delegated

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: James Newton

Date: 17/01/2025

Authorising Officer:



Date: 17/01/2025

PAPER E

Refusal of Planning Permission

Name and address of applicant	Name and address of agent (if any)
Andrew Russell 37 BECKETT AVENUE GAINSBOROUGH DN21 1EL	Peter Benson Benson Design OFFICE 4 THE PLOUGH GAINSBOROUGH DN21 2JR

Part One – Particulars of application

Date of application: 05/11/2024	Application number: WL/2024/00908
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Particulars and location of development:

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

37 BECKETT AVENUE
GAINSBOROUGH
DN21 1EL

Part Two – Particulars of decision

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 refused** for the carrying out of the development referred to in Part One hereof for the following reasons:

The proposed extension would cause significant harm to the character and appearance of the host dwelling and represents poor design. In addition to this, due to its large expanse running along a shared boundary, it is considered that the extension would result in harm to the residential amenity of the neighbouring occupiers through having an overbearing and dominating impact contrary to Policy S53 of the Central Lincolnshire Local Plan, Policy NPP6 of the Gainsborough Neighbourhood Plan, the National Design Guide and the National Planning Policy Framework.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has

clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future.



Date: 17/01/2025

Signed:

Ian Knowles
Chief Executive and Head of Paid Service

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Please note only the applicant possesses the right to appeal.**
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Enforcement Notice:

If you received the enforcement notice before your application was refused, you have 28 days from the date on your decision letter to appeal. Or if the enforcement notice came after your application was refused, you need to appeal by whichever of these dates is sooner:

- 28 days from the date you received the enforcement notice
- 6 months from the date on your application decision letter

Further details can be found on The GOV.UK [website](#)

Purchase Notices

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

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676 676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2024/00908

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

LOCATION: 37 BECKETT AVENUE
GAINSBOROUGH
DN21 1EL

WARD: GAINSBOROUGH NORTH

WARD MEMBER(S): *(complete if member sch. del. or committee)*

APPLICANT NAME: *(complete if member sch. del. or committee)*

TARGET DECISION DATE: 31/12/2024

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Refuse

Site Description and proposal:

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

**If the development is in the Lincolnshire Wolds AONB...*

The development is within a 'sensitive area' as defined in Regulation 2(1) of the Regulations (the Lincolnshire Wolds Area of Outstanding Natural Beauty) and has therefore been assessed in the context of Schedule 2 of the Regulations. After taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Therefore the development is not 'EIA development'.

Relevant Planning History

Reference	Proposal	Decision
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No planning applications found.

Relevant Planning Constraints:

Representations:	
Chairman/Ward Member(s):	
Parish/Town Council/Meeting:	
Local Residents:	
LCC Highways/Lead Local Flood Authority:	
LCC Archaeology:	
WLDC Conservation Officer:	
Historic England:	
System Checked:	

Relevant Planning Policies:	
National Guidance/Legislation	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Model Design Code 2021 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. Listed Building and Conservation Area Legal Duty Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (amend as needed)
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): amend as needed S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	
Other:	

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?

Is the development appropriate for its context, respecting rhythm, plot widths and gaps between buildings? Does it contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness? Does it reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design which sympathetically complement or contrast with the local style?
Does it use high quality materials which reinforce or enhance local distinctiveness?
Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?
Does it protect any important local views into, out of or through the site?
Does it retain existing natural and historic features where possible?
Does the development result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, artificial light or glare? Does it result in adverse impacts through noise, odour, fumes, smoke, dust or other sources?
Does the development provide quality internal space and is the ratio of developed to undeveloped space within the plot acceptable? (garden area)
Does the development include safe access and well considered parking?
Does the development consider opportunities to strengthen biodiversity and achieve wider goals for biodiversity net gain?
Householder development is exempt from being required to deliver biodiversity net gain.
Other considerations:
Energy Efficiency Policies S6 and S13 encourages applicants to consider all opportunities to improve the energy efficient of the building.

Conclusion and reasons for decision:
Example: The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity, S57: The Historic Environment and S61: Biodiversity Opportunity and

Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Neighbourhood Plan. Consideration has also been given to Section 66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

In light of this assessment it is considered that

Decision Level: Delegated/Committee

Delegated/Committee Referral:

Is it/are they planning matter(s)?

Is the matter(s) relevant to this application?

Is/are the matter(s) finely balanced?

Conditions:

Informatives:

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 applicants and/or objectors 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:

Date:

Authorising Officer:

Date:

PAPER F

Planning Permission

Name and address of applicant

A La Rocca
21 NURSERY VALE
MORTON
GAINSBOROUGH
DN21 3GE

Name and address of agent (if any)

Peter Benson
Benson Design
OFFICE 4
THE PLOUGH
GAINSBOROUGH
DN21 2JR

Part One – Particulars of application

Date of application:
21/11/2024

Application number:
WL/2024/00957

Particulars and location of development:

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:

2 THE GARAGE ON THE CORNER
MORTON TERRACE
GAINSBOROUGH
DN21 2HU

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 must be carried out in accordance with the following proposed drawings:

- BD529-A-003 P2 proposed layouts and elevations Dated Oct 2024
- BD529-A-004 P2 Site Plans – Dated Oct 2024

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

Reason:

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

3. The proposed works must be constructed from the materials listed on plan BD529-A-003 P2 proposed layouts and elevations Dated Oct 2024

Reason:

To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the street scene to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

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

None

Date: 05/02/2025

Signed:

A handwritten signature in black ink, appearing to read 'Ian Knowles', with a large, stylized flourish at the end.

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. 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.

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Officers Report

Planning Application No: WL/2024/00957

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: 2 THE GARAGE ON THE CORNER, MORTON TERRACE
GAINSBOROUGH, DN21 2HU

WARD: GAINSBOROUGH NORTH

TARGET DECISION DATE: 16/01/2025

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Conditions

Site Description and Proposal:

The application site features an existing fire damaged garage structure previously in use as a car repair and sales business. The structure is of a brick build with a pitched tiled roof, with an area of hardstanding to the front providing forecourt space, an existing lean-to extension is presently located to the side of the property.

The proposed works would seek to refurbish and restore the fire damaged structure, replacing the frontage of the structure and increasing the height of the structure to increase operational space for the workshop space.

The proposed alterations would increase the ridge height of the structure to approximately 5.5m, with an eaves height of approx 3.5m. The alterations to the frontage and building height would be finished with reclaimed brickwork matching that of the existing structure, with the roof finished with grey concrete roof tiles.

Relevant Planning History

Reference	Proposal	Decision
1320	Planning Application to change of use from offices to residential dwelling	Granted time limit plus conditions

Representations

Ward member(s): No response received.

Gainsborough Parish Council: Resolved to support the application.

Local residents: No letters of comment have been received.

LCC Highways and Lead Local Flood Authority: No objections to the proposed development.

LCC Archaeology: *The building proposed for refurbishment and restoration possibly dates to some point between 1918 and 1939 when looking at historic mapping of the area. The area of groundworks will be limited to the existing layout of the building, therefore there is unlikely to be any below-ground archaeological impact.*

The garage building is located immediately to the southeast of the Grade II listed Burbury House (NHLE reference 1359741). The increase in 1 metre of height will impact the setting of the listed building, however, this impact is likely to be less than substantial and unlikely to affect the significance of Burbury House. It could be argued that this is also outweighed by the benefits of restoring the interwar period building.

The visual amenity relating to the listed building might want to be considered in the planning process. However, the significance of Burbury House is unlikely to be affected by this proposal.

Conservation Officer: No Objections to the proposed works.

The property is within the setting of three grade II listed buildings to the north - 2 Burbury House, 4-6 Morton Terrace, and 8 Morton Terrace.

The development proposes to raise the garage roofline by 850mm. This will impact the setting of the listed buildings, most notably 2 Burbury House as the raised height will reduce visibility of the listed building from the roadside. However, this will not diminish the views significantly, nor will it alter the existing setting with the modern garage buildings already existing.

This will slightly change the setting of the listed buildings but not alter or harm the setting from the existing to a substantial level. It therefore meets Policy S57 of the CLLP as it conserves the setting of the historic environment.

Date Checked:24/01/2025

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
- S53 Design and Amenity
- S56: Development on Land Affected by Contamination
- S57 The Historic Environment

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

- ***Gainsborough Neighbourhood Plan (NP) 2021***

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

Relevant policies of the NP include:

- NPP1 Sustainable development
- NPP6 Ensuring High Quality Design
- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

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

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

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>

LB Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations:

- Principle of development:
- Visual Amenity
- Neighbouring/Residential amenity
- Heritage Assets

Assessment:

Principle of the Development:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Policy S1 of the CLLP states that Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally.

The proposed development seeks the extension and alteration of an existing structure which has been in prior use as a car dealership/mechanics workshop for a considerable period of time. The proposal would seek to enhance and improve the existing fire damaged structure by replacing the existing frontage and increasing the height of the structures roof in order to facilitate improved functionality of the space for the occupying business.

Given that the proposal relates to the improvement and alteration of an existing business premises it is considered that the proposed development would be sustainable and would enhance the existing structure in accordance with Policies S1 of the CLLP & NPP1 of the Gainsborough Neighbourhood Plan.

Visual Amenity

Policy S53 of the CLLP requires 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.'*

The proposed development would seek to alter the existing fire damaged garage structure on site, increasing it in height and replacing the existing frontage and roof, along with the removal of an existing lean-to extension to the side.

The proposed alterations would increase the ridge height of the structure to approximately 5.5m, with an eaves height of approx 3.5m, a maximum width of approx. 5.5m and a maximum depth of approx. 17.7m. The proposed works would increase the height the existing structure but would reduce the overall footprint of the structure through the removal the existing lean-to extension and re-construction of the front portion of the garage which would reduce the overall length of the structure.

The proposed works would be visually similar, albeit taller, than the existing structure and would reflect the existing character of the site well, whilst reducing the overall massing and increasing forecourt space to the front elevation facing North Street. Overall, the proposed works would present a marked improvement in the visual amenity of the site, which is presently in a state of disrepair, and would reflect the character of the existing structure well.

New areas for signage would also be introduced to the front and side of the structure. Any signage scheme brought forward in the future would be required to seek the appropriate advertisement consent prior to the erection of any finalized signage on site.

Based upon the above assessment it is therefore considered that the proposed development would accord with relevant CLLP Policy S53 and Gainsborough Neighbourhood Plan Policy NPP6.

Neighbouring/Residential Amenity

Local Plan Policy S53 states that all development must not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare.

The proposed development would seek to alter the existing fire damaged garage structure on site, increasing it in height and replacing the existing frontage and roof, along with the removal of an existing lean-to extension to the side.

Given that the proposal relates to an existing single storey commercial building, and given that the proposed alterations would seek to reduce its overall footprint and would retain a single storey design it is therefore not considered that the proposed alterations would result in a harmful impact upon the residential amenity of the occupants of neighbouring dwellings.

Impact on Heritage Assets

Policy S57 requires that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

The application site lies within proximity of the Grade II listed buildings to the north - 2 Burbury House, 4-6 Morton Terrace, and 8 Morton Terrace.

The Authorities Conservation Officer was consulted on the scheme and made the following comments:

The development proposes to raise the garage roofline by 850mm. This will impact the setting of the listed buildings, most notably 2 Burbury House as the raised height will reduce visibility of the listed building from the roadside. However, this will not diminish the views significantly, nor will it alter the existing setting with the modern garage buildings already existing.

This will slightly change the setting of the listed buildings but not alter or harm the setting from the existing to a substantial level. It therefore meets Policy S57 of the CLLP as it conserves the setting of the historic environment.

On this basis, it is therefore considered that the proposed development would not present harm to adjacent heritage assets and would therefore accord with Policy S57 of the CLLP.

Other matters:

Contaminated Land

The application site is located within the 50m Contaminated Land buffer zone from Gainsborough Gas Works. Given that the proposed development relates to alterations to an existing commercial unit rather than the development of a new dwelling or commercial business it is not anticipated that any increased risk with regards to contamination would be encountered as a result of the proposed development.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S53 Design and Amenity, S56 Contaminated Land and S57 The historic Environment of the Central Lincolnshire Local Plan 2023 and Policies NPP1 and NPP6 of the Gainsborough Neighbourhood plan. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. As a result of this assessment the proposed development is considered to be acceptable subject to the recommended 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 must be carried out in accordance with the following proposed drawings:

- BD529-A-003 P2 proposed layouts and elevations Dated Oct 2024
- BD529-A-004 P2 Site Plans – Dated Oct 2024

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

Reason:

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

3. The proposed works must be constructed from the materials listed on plan BD529-A-003 P2 proposed layouts and elevations Dated Oct 2024

Reason:

To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the street scene to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

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

None

Decision Level: Delegated

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 : Josh Turner

Date : 06/02/2025

Authorising Officer...



Date: 6th February 2025

PAPER G

Planning Permission

Name and address of applicant

James Shepherd
70 GRACECHURCH STREET
LONDON
EC3V 0HR

Name and address of agent (if any)

Daniel Moore
Ropergate Architecture Ltd
THE OLD POST OFFICE
20B ROPERGATE
PONTEFRAC T
WF8 1LY

Part One – Particulars of application

Date of application:
20/09/2024

Application number:
WL/2024/00910

Particulars and location of development:

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
DN21 1LW

Part Two – Particulars of decision

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

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

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

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

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

None

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

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

A(30) 001 Rev D Proposed block plan, floor plan and elevations

A(30) 002 Rev A Replacement windows and doors

A (30) 004 Sash window details

Reason: In the interests of proper planning.

3. The development shall be carried out in accordance with the submitted flood risk assessment compiled by RAB Consultants Limited [ref: RAB: 3376FRD, version 1, dated 09 September 2024] and the following mitigation measures it details:

In particular finished floor levels for the new ground floor flat shall be set no lower than 7.07 metres above Ordnance Datum (AOD).

Reason To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

4. The areas identified for storage on drawing A(30) 001 Rev D must not be used prior to the installation of an internal platform a minimum of 0.31 m high. The platform must be retained as such thereafter.

Reason To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

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

Notes to the Applicant

None

Reasons for granting permission

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

Date: 10/02/2025

Signed:

A handwritten signature in black ink, appearing to read 'Ian Knowles', written over a faint circular stamp.

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. 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 or by asking any of the Customer Services staff.

PAPER H

From: Patchett, Glenn (13036) <Glenn.Patchett@lincs.police.uk>
Sent: 17 January 2025 17:41
To: Rachel Allbones <Rachel.Allbones@gainsborough-tc.gov.uk>
Cc: Councillor Nicholas Coxon <cllr.n.Coxon@gainsborough-tc.gov.uk>
Subject: RE: Support for TRO Inquiry

Good morning, Rachel,

I have been employed by Lincolnshire Police, in the position of Police Community Support Officer for 22 years.
During that time, I have served at Gainsborough for just over 10 of those years, the remainder at Saxilby.

The problem this application for a Traffic Regulation Order hopefully will help to address, is school Safety Zones.

This is a particular issue in the uphill area of Gainsborough, where we have three schools, namely, Hill Crest, Charles Baines and Whites Wood Lane. All of these are near each other, and parents can have children at more than one of the schools at the same time. The safety zones have yellow zig zag lines painted on the Highway, along with the appropriate signage. Three crossing patrols are also sighted, one on each position outside of the schools. With children being dropped off and picked up around the same time, parking is at a premium. This causes what can only be described as chaos outside of the schools, with cars parking directly on the safety zones, stopping to drop off etc. This action makes the already dangerous situation worse, often blocking the view of vehicles, children/parents crossing the road and to the crossing patrol personnel too.

To combat this, we carry out regular patrols, witnessing offending vehicles almost every day, including persistent offenders. This has been added to on several occasions, by further offences including unbelievably Public Order related. All outside a school with children present. Unfortunately, all the Head Teachers and myself have the same concern that a child/parent will be involved in a collision with a vehicle, if we cannot control the behaviour of drivers outside of schools.

The offence of "NO STOPPING" is being breached on a regular basis, which at this time can not be issued with a Traffic Offence Report, because a TRAFFIC REGULATION ORDER needs to be in place.

This falls under Paragraph 1(2)(b) and 28(b) of schedule 4 to the Police Reform Act 2002.
The zones in question for a TRAFFIC REGULATION ORDER to be put into place are :-

WHITESWOOD LANE,
DANES RD,
BAINES RD,
RICHMOND RD,
HEAPHAM RD,
DORTON AVE,

I have the support from all the schools involved and attach letters from the Head Teachers.

Could you please advise the next steps please.

Regards,
Glenn patchett
Police Community Support Officer
Neighbourhood Policing Team

101

glenn.patchett@lincs.police.uk

Lincolnshire Police Headquarters, Deepdale Lane, Nettleham LN2 2LT

<http://www.lincs.police.uk/>

@LincsPolice
Lincolnshire Police
@LincsPolice
nextdoor.co.uk

WORKING TOGETHER TO MAKE LINCOLNSHIRE THE SAFEST PLACE TO LIVE, WORK
AND VISIT

From: Daniel Bell
Sent: 08 January 2025 11:11
To: Gainsborough And Saxilby <GainsboroughAndSaxilby@lincs.police.uk>
Subject: Charles Baines Parking

Dear Glenn,

I am writing to inform you of problems we have had in the past with parents parking on Baines Road. Some parents have parked within the yellow lines during drop-off and pick up, particularly on the corner of Richmond Road. At times, parents have also parked up on Baines Road in the school crossing area to allow their children to get out of the car. The child or children will then walk into school by themselves whilst their parents drive off.

I am more than happy to discuss this matter with you further should you require further information.

Kind regards,

Daniel Bell
Acting Headteacher/ Deputy Headteacher
Charles Baines Community Primary School

Tel: 01427

Website: <https://www.charles-baines.lincs.sch.uk>

From: Samantha Stokes
Sent: 10 December 2024 12:37
To: Patchett, Glenn (13036) <Glenn.Patchett@lincs.police.uk>
Cc: Actinghead; Gemma Atkinson; Chris Inman
Subject: Re: TRO (Traffic Regulation Order)

Good afternoon Glenn,

I am emailing to share my concerns at the parking outside Hillcrest Early Years Academy.

Over recent years, we have seen an increase in parents and people in the community parking on the yellow lines outside school, therefore impacting on the safety of our children. We have had several near misses as parents and their children are unable to safely cross the road due to being unable to see for cars further up the road. Not only is parking causing an issue but also the speed parents are pulling in and out of spaces.

Our local PCSO team have been trying to support us with this ongoing issue but as there is nothing enforceable able to happen, parents are becoming increasingly dismissive of their presence and we have ended up with several volatile situations whereby parents are abusing the fact that requests to move on are not enforceable.

As the parents are parking right up to the crossing patrol, our crossing patrol is unable to safely step out into the road to do her job and allow our children to cross safely due to the cars blocking her view.

I am becoming increasingly concerned that if this area of Heapham Road remains unenforceable that there will be a significant incident involving a member of the community. I feel that it would be sensible to pre-empt this happening and do what we can to keep our children and their families as safe as we possibly can.

Kind regards,



Samantha Stokes
Headteacher

01427
headteacher@hillcrest.lincs.sch.uk
Hillcrest Early Years Academy
Heapham Road
Gainsborough
Lincolnshire
DN21 1SW
www.hillcrestearlyyearsacademy.co.uk





13th December 2024

Dear PCSO Patchett,

Traffic and parking issues at White's Wood Academy

I am writing to provide some details of the issues that we have with motor vehicles outside of our school.

We have significant safety issues caused by improper parking outside the school gates. Members of the public and parents of pupils at our school park unsafely, breaching the rules outlined in the restrictions of the road. We have had many incidents in which pupils have been involved in near-misses on the road as well as one or two where pupils have actually been hit by motor vehicles.

We have sent numerous reminders & requests for parents to park responsibly, and only in the appropriate places in the local area. However, we are still having many incidents every day in which children and families are put in an unsafe position by irresponsible road users.

I hope this help to provide some evidence for the need for change in the local area, in terms of clearer restrictions on the roads.

Yours sincerely

Mr C Fitzpatrick
Headteacher
White's Wood Academy

