

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 Mark Binns

Councillor David Dobbie

Councillor Paul Key

Councillor James Plastow

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor Paul Hooton

Councillor Doug Owles

Councillor Richard Thompson

Councillor Richard Doy (sub)

NOTICE IS HEREBY GIVEN and Members are summoned to attend a meeting of the Planning Committee of the Council to be held on **Tuesday 17 June 2025 at 6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ at which the under mentioned business will be transacted.

Prior to the commencement of the meeting there will be a public forum when members of the public may speak on any item set out in the agenda for the meeting. A maximum of two individuals to address the Committee for a maximum of 3 minutes each. Only one person will be allowed to speak in support of a planning application and only one against, each for a maximum of 3 minutes.

AGENDA

PL26/021 Apologies for Absence

To note apologies for absence.

PL26/022 Declarations of Interest

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

PL26/023 Dispensation Requests

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

PL26/024 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.

PL26/025 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 20 May 2025 (pages 5 to 9)

PL26/026 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00546 \(received 03/06/25\) any observations to make on the application, please make them by 07/07/2025](#)

[Proposal: Planning application for external alterations to form raised area and alterations to classroom to include bi fold doors for use as baby care facility.](#)

[Location: Hillcrest Early Years Academy, Heapham Road, Gainsborough](#)

PL26/027 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00550 \(received 04/06/25\) any observations to make on the application, please make them by 07/07/2025](#)

[Proposal: Planning application for the installation of projector onto the front elevation of unit B.](#)

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

PL26/028 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00386 GRANTED (delegated)

Proposal: Planning Application for the replacement of shopfront, windows and entrance door.

Location: 39 Heaton Street, Gainsborough

Paper B (pages 10 to 19)

PL26/029 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00350 GRANTED (delegated)

Proposal: Planning application to erect two storey double garage to side and widening of existing access and dropped kerb.

Location: 10 Ulster Road, Gainsborough

Paper C (pages 20 to 25)

PL26/030 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00270 GRANTED (delegated)

Proposal: Listed building consent for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building and proposed new signage.

Location: 35 Lord Street, Gainsborough

Paper D (pages 26 to 35)

PL26/031 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00269 GRANTED (delegated)

Proposal: Planning application for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building and proposed new signage.

Location: 35 Lord Street, Gainsborough

Paper E (pages 36 to 50)

PL26/032 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00297 GRANTED (delegated)

Proposal: Planning application for single rear storey extension.

Location: 40 Bob Rainsforth Way, Gainsborough

Paper F (pages 51 to 56)

PL26/033 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00131 GRANTED (delegated)

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

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

Paper G (pages 57 to 64)

PL26/034 Street Naming Requests

i. Savoy Cinema, Gainsborough

To note response from WLDC.

Paper H (pages 65 to 67)

PL26/035 Tree Preservation Orders

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

PL26/036 Traffic Regulation Order

To consider consultation on proposed amended waiting restrictions on Sweyn Lane, Gainsborough.

Paper I (pages 68 to 70)

PL26/037 LCC 20mph Speed Limit Policy Update

To note report and minutes from January 2025 LCC Highways and Transport Scrutiny Committee.

Paper J (pages 71 to 96)

PL26/038 20'S Plenty Publicity

To note verbal report regarding 20's Plenty page on GTC website.

PL26/039 LCC Traffic / Highway Request overview

To note traffic / highway requests since May 2022, action taken and responses received.

Paper K (pages 97 to 100)

PL26/040 Items for Notification

i. Baltic Mill – quarterly updates

PL26/041 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 22 July 2025 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 12 June 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 20 May 2025** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Paul Hooton (Chair)

Councillor Mark Binns
Councillor Michael Devine
Councillor Paul Key
Councillor James Plastow

Councillor Stephen Blogg
Councillor David Dobbie
Councillor Doug Owles
Councillor Richard Thompson

In Attendance:

Natasha Gardener

Assistant Clerk

PL26/001 Apologies for Absence

No apologies for absence were received.

PL26/002 Vice Chair

RESOLVED: to appoint Councillor James Plastow as Vice Chair for the Planning Committee.

PL26/003 Declarations of Interest

Councillor Dobbie declared an interest in agenda item PL26/017 as a WLDC Councillor in administration, supporting use of the WLDC North Street Car Park.

PL26/004 Dispensation Requests

No dispensation requests were received.

PL26/005 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/006 Minutes of the Previous Meeting (Paper A)

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 15 April 2025 be approved as a as a true and accurate record and signed by the Chair.

Note: Councillors Owles and Binns abstained from voting on the above resolution.

PL26/007 Planning Application

Application Ref No: WL/2025/00386 (received 24/04/25) any observations to make on the application, please make them by 26/05/2025

Proposal: Planning Application for the replacement of shopfront, windows and entrance door.

Location: 39 Heaton Street, Gainsborough

RESOLVED: to support the application.

PL26/008 Planning Application

Application Ref No: WL/2025/00431 (received 09/05/25) any observations to make on the application, please make them by 30/05/2025

Proposal: Advertisement consent to display 1no. fascia sign.

Location: 20 Hickman Street, Gainsborough

RESOLVED: to support the application.

Note: 6:40pm – Councillor Plastow left the meeting

Note: 6:41pm - Councillor Plastow returned to the meeting

PL26/009 Decision Notice (Paper B)

Application Ref No: WL/2025/00275 GRANTED (delegated)

Proposal: Planning application for the removal and replacement of existing plant.

Location: WM Morrisons Supermarkets PLC, Heapham Road South, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/010 Decision Notice (Paper C)

Application Ref No: WL/2025/00268 GRANTED (delegated)

Proposal: Planning application for change of use of the ground floor from shop Class (Ea) to Class (Eb) and Sui Generis – hot food and take-away.

Location: Old Filling Station, The Food Store, Heapham Road, Gainsborough

RESOLVED: to NOTE the decision notice.

Councillor Dobbie requested it be recorded that concerns were raised by the Town Council regarding the traffic congestion in the area and from the nearby school and that the Town Council had suggested a one-way system.

PL26/011 Decision Notice (Paper D)

Application Ref No: WL/2025/00074 GRANTED (delegated)

Proposal: Planning application for repairs to main building, demolition of existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing.

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/012 Decision Notice (Paper E)

Application Ref No: WL/2025/00075 GRANTED (delegated)

Proposal: Listed Building Consent for repairs to main building, demolition of

existing greenhouse and extension of vegetable patch including the replacement of herras fencing with palisade fencing.

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/013 Street Naming Requests (Paper F)

i. Savoy Cinema, Gainsborough

RESOLVED: to raise concerns about the name Marshall's Walk due to several areas nearby (i.e. Marshalls Yard and Marshalls Way) having similar names, which could cause confusion. To suggest the name 'Karl Wood Walk' as it's very close to the area where the artist Karl Wood had his studio in Gainsborough.

PL26/014 Tree Preservation Orders

No tree preservation orders were received.

PL26/015 Traffic Regulation Order (Paper G)

RESOLVED: to ask that it be considered a school safety zone.

RESOLVED: to support the proposed no waiting with the above-mentioned amendment.

Note: Councillor Key voted against the above resolution

Note: Councillors Devine and Binns abstained on voting on the above resolution.

PL26/016 Traffic Regulation Order (Paper H)

RESOLVED: to request the County Councillor for the area and Lincolnshire County Council review the parking issues on Arkwright Street and Northolme and to enquire about installing 'no parking' signage.

PL26/017 Definitive Map Modification Order (DMMO) Applications (Paper I)

i. Note: The Assistant Clerk provided a verbal update and advised she had contacted Lincolnshire County Council to confirm which fees were applicable, and was advised that for this type of application, none would be.

RESOLVED: to note the update.

ii. **RESOLVED:** that Councillors Dobbie, Key, Blogg and Hooton work with the Assistant Clerk to complete the application

Note: 7:40pm – Councillor Thompson left the meeting.

PL26/018 Asset of Community Value

RESOLVED: to NOTE a verbal update on the submission of the Asset of Community Value application for the land at Bracken Park.

Note: 7:??pm – Councillor Thompson returned to the meeting.

PL25/276 Items for Notification

- i. LCC motion regarding powers to request 20mph speed limit update – ask Councillor Coxon for further details.
- ii. Planning training
- iii. Baltic Mill – quarterly updates

iv. Publicising of 20s Plenty

PL26/020 Time and Date of Next Meeting

RESOLVED: to **NOTE** the date and time of the next Planning Committee meeting is scheduled for Tuesday 17 June 2025 at 6:30pm.

The meeting closed at 7:52pm.

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

DRAFT

PAPER B

Planning Permission

Name and address of applicant

Carlton Bradley
41 HEATON STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2EA

Name and address of agent (if any)

Tony Arthy
ARQ design
14 MIDDLE STREET
CORRINGHAM
GAINSBOROUGH
DN21 5QS

Part One – Particulars of application

Date of application:
23/04/2025

Application number:
WL/2025/00386

Particulars and location of development:

Proposal: Planning Application for the replacement of shopfront, windows and entrance Door

Location:

39 HEATON STREET
GAINSBOROUGH
DN21 2EA

Part Two – Particulars of decision

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

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

None.

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

None.

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

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: ARQ/1218/02 Existing and Proposed Plans and Elevations dated 10 April 2025. 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.

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

None.

Notes to the Applicant

None.

Reasons for granting permission

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S53: Design and Amenity and S56: Development on Land Affected by Contamination of the Central Lincolnshire Local Plan and policies NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of the above assessment it is considered that the principle of development for alterations to an existing building within the developed footprint of Gainsborough can be supported. Furthermore, the proposal would not have a detrimental impact on the residential amenity of neighbouring occupiers or a detrimental impact on visual amenity.

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: 10/06/2025

Signed:

A handwritten signature in black ink, appearing to read 'Ian Knowles', written over a light blue 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.

Officers Report

Planning Application No: WL/2025/00386

PROPOSAL: Planning Application for the replacement of shopfront, windows and entrance Door

LOCATION: 39 HEATON STREET GAINSBOROUGH DN21 2EA
WARD: Gainsborough South West
APPLICANT NAME: Mr Carlton Bradley

TARGET DECISION DATE: 18/06/2025
DEVELOPMENT TYPE: Minor - All other minor developments
CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

Description:

The application site is located within the developed footprint of Gainsborough just outside the town centre boundary. The site fronts onto Heaton Street to the west with a Hickman Street beyond. To the north is a residential dwelling (No.27 Heaton Street) and to the east and south is other land within the ownership of the applicant (Cliff Bradley Funeral Directors). The site is a vacant shop unit at ground floor level (previously occupied by Samuel Jacob Memorials since at least July 2009) with accommodation above.

The application seeks retrospective consent to erect a replacement shop shopfront, windows and entrance door. The existing shop front and doors on the west elevation will be replaced with one ground floor window and two doors and part of the shop front and a window will be replaced at ground floor level on the south elevation. It is also proposed to remove faux beaming on the exterior and to re-render the building in a sandy coloured render and to slightly alter the ground floor plan to include a larger W.C, store room and consultation room.

Relevant history:

M00/P/1062 - Planning application to change the use of ground floor office into one bedroom flat. Granted 10/01/01.

M00/P/0140 - Planning application to alter existing building to form ground floor office accommodation with a 2 bedroom flat over and form a 2 bedroom house to rear. Granted 23/04/2000.

Representations:

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

Town Council: No representations received to date.

Local Residents and Occupiers: No representations received to date.

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

Archaeology: No representations received to date.

Horizon: Checked 10/06/2025

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 April 2017), Gainsborough Neighbourhood Plan (Adopted June 2021) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S53: Design and Amenities

Policy S56: Development on Land Affected by Contamination

Gainsborough Town Neighbourhood Plan (made 28th June 2021) – GNP:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

Lincolnshire Minerals and Waste Plan

The Core Strategy & Development Management policies (CSDMP) were adopted in June 2016 and form part of the Development Plan.

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 applies. The Site Locations were adopted in December 2017. The site is not within an allocated Minerals Site or Waste Site/Area.

Draft Minerals and Waste Local Plan (DMWLP)

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024.

The Draft Plan has not been adopted as yet but once adopted will cover the period to 2041.

The consulted draft plan includes the following relevant policy:

SM15: Safeguarding of Mineral Resources

The draft plan would have some limited weight in the decision-making process.

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**
 - **National Planning Practice Guidance**
 - **National Design Guide (2019)**
 - **National 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 2024.

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

Main issues

- Principle of Development
- Visual Impact
- Residential Amenity

Assessment:

Principle of Development

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

The principle of development can be supported subject to other considerations explored in the report below as the application seeks retrospective permission to alter an existing shop unit and building within the developed footprint of Gainsborough.

Visual Impact

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.'

The application seeks retrospective consent to erect a replacement shop shopfront, windows and entrance door. The existing shop front and doors on the west elevation will be replaced with one ground floor window and two doors and part of the shop front and a window will be replaced at ground floor level on the south elevation. It is also proposed to remove faux beaming on the exterior and to re-render the building in a sandy coloured render and to slightly alter the ground floor plan to include a larger W.C, store room and consultation room.

The proposal will create an unified design with window and doors and render to match the existing building. It is therefore considered that the proposal will not harm the character of the locality and the street scene in accordance with the NPPF and Policy S53 and S62 of the Central Lincolnshire Local Plan.

Residential Amenity

Policy S53 of the Central Lincolnshire Local Plan relates to design and amenity and guides that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The changes proposed are limited to the ground floor of the building in terms of new openings which will look out over Heaton/Hickman Street and Hawksworth Street with land within the ownership of the applicant beyond in terms of the proposed west and south elevation respectively.

It is therefore considered that the proposal will not harm the residential amenity of neighbouring occupiers in compliance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Other matters:

Minerals and Waste

The site is located in a Sand and Gravel Safeguarding Area and a Site Specific Mineral Safeguarding Area but the nature of the proposal (replace shop front with windows and doors) will not affect/lead to the further sterilisation of the minerals resource.

Contamination

The site is located within a contaminated land buffer zone but the nature of the proposal (replace shop front with windows and doors) will have no affect in regards to contamination.

Conclusion:

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S53: Design and Amenity and S56: Development on Land Affected by Contamination of the Central Lincolnshire Local Plan and polices NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of the above assessment it is considered that the principle of development for alterations to an existing building within the developed footprint of Gainsborough can be supported. Furthermore, the proposal would not have a detrimental impact on the residential amenity of neighbouring occupiers or a detrimental impact on visual amenity.

It is recommended that permission is granted subject to the following conditions and informatives:

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

None.

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

None.

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

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: ARQ/1218/02 Existing and Proposed Plans and Elevations dated 10 April 2025. 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.

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

None.

Notes to the Applicant

None.

Human Rights Implications:

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

Legal Implications:

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

Prepared by: Richard Green

Date: 10/06/2025

Signed: R,J,Green

Authorising Officer:



Date: 10/06/25

Decision Level:

Delegated X

PAPER C

Planning Permission

Name and address of applicant

S C Macorison
10 ULSTER ROAD
GAINSBOROUGH
LINCOLNSHIRE
DN21 2QX

Name and address of agent (if any)

Paul Groves
GPA Architectural Services Ltd
CARR VIEW, CROSS HILL
GRINGLEY ON THE HILL
DONCASTER
UNITED KINGDOM
DN10 4RD

Part One – Particulars of application

Date of application:

26/03/2025

Application number:

WL/2025/00350

Particulars and location of development:

Planning application to erect two storey double garage to side and widening of existing access and dropped kerb.

10 ULSTER ROAD, GAINSBOROUGH, DN21 2QX

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 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: GPA/02/25/0201 and GPA/02/25/0202 dated 24/02/2025. 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.

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

None

Notes to the Applicant

Highways

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Reducing Energy Consumption in Existing Buildings

Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below: 'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).' The applicant is therefore encouraged to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal. Please see the link below: <https://knowledge.bsigroup.com/products/retrofitting-dwellings-for-improved-energyefficiency-specification-and-guidance-1/standard>

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 application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Gainsborough Neighbourhood Plan. Consideration has also been given to 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 the proposal is acceptable and will not harm the character and appearance of the street-scene. It will not be detrimental to the host dwelling nor have an unacceptable impact on the living conditions of the residents of neighbouring properties nor on 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: 23/05/2025

Signed:



Ian Knowles

Service

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

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

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

Self-build and Custom housebuilding

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

There are certain benefits that arise from self-build developments i.e. you may be eligible for exemption from Community Infrastructure Levy (CIL). Further details of self-build and custom housebuilding within West Lindsey can be viewed here:

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/self-build>

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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

Purchase Notices

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

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

PAPER D

Listed Building Consent

Name and address of applicant

Adrian Bones
35 LORD STREET
GAINSBOROUGH
DN21 2DD

Name and address of agent (if any)

Craig Smith Architects
Craig Smith
SPARKHOUSE
ROPE WALK
LINCOLN
LN6 7DQ

Part I – Particulars of application

Date of application

11/03/2025

WL/2025/00270

Application no

Particulars and location of development

Proposal: Listed building consent for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building, and proposed new signage.

Location:

35 LORD STREET
GAINSBOROUGH
DN21 2DD

Part II – Particulars of decision

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

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

1. The works to which this consent relates must be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

2. Prior to any physical works or alterations taking place, details of the proposed glazing units shall be submitted to and approved in writing by the Local Planning Authority and subsequently installed in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this Listed Building

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

3. 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:

Proposed elevations ref: 011-102 Dated: Jan '25

Existing and Proposed Floor Plans ref: 011-104 Dated: Feb '25

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

4. The proposed works must be constructed from the materials listed within the submitted application form and on relevant submitted plans

· Proposed elevations ref: 011-102 Dated: Jan 25

Reason: To protect the special architectural , historic interest and integrity of this Listed Building

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

None

Date: 16/05/2025

Signed:



Ian Knowles
Chief Executive and Head of Paid Service

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

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

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

Officers Report

Planning Application No: WL/2025/00270

PROPOSAL: Listed building consent including reinstatement and repair of original features to existing listed building, and proposed new signage.

LOCATION: 35 LORD STREET GAINSBOROUGH DN21 2DD

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 16/05/2025

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to recommended Conditions

Description:

The site is located within the town centre of Gainsborough and comprises a Grade II Listed shop fronting Lord Street. The site is surrounded by commercial buildings in a range of related Town Centre uses and is sited within the Gainsborough Town Centre Conservation Area.

This application, seeks Listed Building Consent for reinstatement and repair of original features to existing listed building and proposed new signage.

Relevant Planning History

Reference	Proposal	Decision
123346	Planning permission to construct 4 no. dwelling houses (Little Church Street), formation of 2 no flats at 1st and 2nd floor level (31 & 33 Lord Street) and modify roof arrangements to Lords (35 Lord Street).	Finally disposed of 08/12/2011
123348	Listed building consent to carry out internal and external alteration to 31 and 33 Lord street to form 2 no. flats. Also alterations to modify roof arrangements at Lords (35 Lord Street).	Finally disposed of 08/12/2011
96/P/0227	CONSENT TO REMOVE COLUMN AND ERECT A REPLACEMENT STEEL BEAM	Granted 21/5/96
W33/LB/28/87		Granted 18/09/87

Reference	Proposal	Decision
W33/551/87	Alterations to building in accordance with revised details received on 28 August 1987 (Scheme 2).	Granted 18/09/87
W33/A/7/94	Alterations to building in accordance with revised details received on 28 August 1987 (Scheme 2). Consent to display 2 wall mounted floodlights, 4 static internally illuminated lanterns, 1 static externally illuminated fascia sign, 1 static externally illuminated wall sign, 1 projecting non-illuminated pictorial sign and 6 non-illuminated wall signs.	Granted 14/06/94

Representations

Gainsborough Parish Council: RESOLVED: to support the application.

Local residents: No letters of comment received.

LCC Highways and Lead Local Flood Authority: Planning proposal does not have an unacceptable impact on the public highway. Please note that any projecting sign or proposed awning must have a minimum of 2.2m head clearance.

LCC Archaeology: No archaeological input required. Please consult the WLDC Conservation Officer.

Historic England: No objection raised.

Conservation Officer: No objection raised subject to the supply of appropriate glazing details.

The proposal is for a change of use to 35 Lord Street with alterations and repairs to the front elevation.

35 Lord Street is a grade II listed former Inn, formerly known as The Tiger Inn. The property is a late 19th century town building of three-storeys and two-bays. The walls are red brick with hung timber sash windows.

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

The proposal seeks to change the use of the inn into a retail unit. The property has not been in use as an inn for a number of years and this change

does not have any physical impact upon the building. This would also retain The Tiger symbol and identity which provides a reversible option in the future.

Policy S57 of the CLLP seek to conserve, protect, or enhance the historic environment.

All repairs illustrated in the proposal will enhance the listed building and are supported but will not require any additional detail through the LBC.

All of the windows are modern replacement with no historic of architectural interest. The proposed is to replace all of these windows with double glazed united that are more sympathetic to the original design as illustrated in the Heritage Statement. This will conserve the historic character and enable a more energy efficient building for long term benefit in the modern climate. The information of the glazing thickness will be required.

Overall, the proposal will be supported by Policy S57 of the CLLP as it will conserve and enhance the historic character of the listed building.

I have no objections to this application once the information on the glazed windows has been submitted

Date Checked: 15/05/2025

Relevant Legislation and Planning Policies:

National Policy

National Planning Policy Framework

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

National Planning Practice Guidance

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

The National Planning Policy Framework requires Local Planning Authorities to assess the significance of the heritage assets involved and the likely impact of the development on them.

Other Legislation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main Considerations:

- Principle of the Development
- Impact on the Listed Building (Does the proposed works preserve the special architectural and historic interest of the Listed Building).

Assessment:

Principle and impact on a Listed Building

Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The National Planning Policy Framework requires Local Planning Authorities to assess the significance of the heritage assets involved and the likely impact of the development on them. Local Plan Policy S57 allows such development if the Local Planning Authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

The application seeks permission for the following works:

- Repair or replacement (like for like) of the existing guttering and downpipe
- Replacement of all existing windows with new windows to match historic photographs
- Removal of paint to all areas of brickwork, lintels, cills and string courses. All of these elements will be repaired as required
- Removal of redundant lighting, wiring boxes, wiring and associated fixtures and fittings
- Re-instatement of the original 'shop front' by removing all modern timber boarding. Original features will be repaired as required
- New signage and an awning

The Conservation Officer supports the proposal.

It is considered that this proposal will preserve the Listed Building and its setting. It is therefore considered that the proposed works are acceptable as the changes (subject to conditions) will have no adverse impact on the character, appearance and fabric of the Listed Building in accordance with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and the NPPF

Conclusion and reason for decision:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the works are acceptable as the changes (subject to conditions) will have no adverse impact on the character, appearance and fabric of the Listed Building.

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:

2. Prior to any work taking place, details of the proposed glazing units shall be submitted to and approved in writing by the Local Planning Authority

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under S57 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

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

3. 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:

Proposed elevations ref: 011-102 Dated: Jan '25

Existing and Proposed Floor Plans ref: 011-104 Dated: Feb '25

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.

4. The proposed works must be constructed from the materials listed within the submitted application form and on relevant submitted plans

- Proposed elevations ref: 011-102 Dated: Jan 25

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 and S57 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

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

Decision Level: Delegated

Prepared by: Josh Turner **Date:** 16/05/2025

Signed: 

Authorising Officer: G. Backovic. **Date:** 16/05/25

PAPER E

Planning Permission

Name and address of applicant

Adrian Bones
35 LORD STREET
GAINSBOROUGH
DN21 2DD

Name and address of agent (if any)

Craig Smith
Craig Smith Architects
SPARKHOUSE
ROPE WALK
LINCOLN
LN6 7DQ

Part One – Particulars of application

Date of application:
11/03/2025

Application number:
WL/2025/00269

Particulars and location of development:

Proposal: Planning application for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building, and proposed new signage.

Location:

35 LORD STREET
GAINSBOROUGH
DN21 2DD

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:

2. Prior to any physical works or alterations taking place, details of the proposed glazing units shall be submitted to and approved in writing by the Local Planning Authority and subsequently installed in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this Listed Building in accordance with policy S57 of the

Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

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

3. 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:

Proposed elevations ref: 011-102 Dated: Jan '25

Existing and Proposed Floor Plans ref: 011-104 Dated: Feb '25

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 local policy S57 of the Central Lincolnshire Local Plan 2023 and the National Planning Policy Framework

4. The proposed works must be constructed from the materials listed within the submitted application form and on relevant submitted plans

· Proposed elevations ref: 011-102 Dated: Jan 25

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 and S57 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

Reason for granting permission:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, S53 Design and Amenity, S56 Contaminated Land and S57 The historic Environment of the Central Lincolnshire Local Plan 2023 and Policies NPP1 and NPP6 NPP7 NPP18 NPP19 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 subject to conditions is considered to only have a positive impact. It will enhance the character and appearance of the Listed Building and the Conservation Area. It would present a clear improvement to the character and appearance of Lord Street, improving a key pedestrian link between the riverside and the Town Centre.

Date: 16/05/2025

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/2025/00269

PROPOSAL: Planning application for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building, and proposed new signage.

LOCATION: 35 LORD STREET GAINSBOROUGH DN21 2DD

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 16/05/2025

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Recommended Conditions

Description:

The site is located within the town centre of Gainsborough and comprises a Grade II Listed shop building fronting Lord Street. The site is surrounded by commercial buildings in a range of related Town Centre uses and is sited within the Gainsborough Town Centre Conservation Area.

This application, along with the associated Listed Building Consent (ref: WL/2025/00270) seek permission for Change of use from a public house (Sui generis) to an antique shop (Ea) including reinstatement and repair of original features to existing listed building and proposed new signage.

Relevant Planning History

Reference	Proposal	Decision
123346	Planning permission to construct 4 no. dwelling houses (Little Church Street), formation of 2 no flats at 1st and 2nd floor level (31 & 33 Lord Street) and modify roof arrangements to Lords (35 Lord Street).	Finally disposed of 08/12/2011
123348	Listed building consent to carry out internal and external alteration to 31 and 33 Lord street to form 2 no. flats. Also alterations to modify roof arrangements at Lords (35 Lord Street).	Finally disposed of 08/12/2011
96/P/0227	CONSENT TO REMOVE COLUMN AND ERECT A REPLACEMENT STEEL BEAM	Granted 21/5/96
W33/LB/28/87		Granted 18/09/87

Reference	Proposal	Decision
W33/551/87	Alterations to building in accordance with revised details received on 28 August 1987 (Scheme 2).	Granted 18/09/87
W33/A/7/94	Alterations to building in accordance with revised details received on 28 August 1987 (Scheme 2). Consent to display 2 wall mounted floodlights, 4 static internally illuminated lanterns, 1 static externally illuminated fascia sign, 1 static externally illuminated wall sign, 1 projecting non-illuminated pictorial sign and 6 non-illuminated wall signs.	Granted 14/06/94

Representations

Gainsborough Parish Council: RESOLVED: to support the application.

Local residents: No letters of comment received.

LCC Highways and Lead Local Flood Authority: Planning proposal does not have an unacceptable impact on the public highway. Please note that any projecting sign or proposed awning must have a minimum of 2.2m head clearance.

LCC Archaeology: No archaeological input required. Please consult the WLDC Conservation Officer.

Historic England: No objection raised.

Conservation Officer: No objection raised subject to the supply of appropriate glazing details.

The proposal is for a change of use to 35 Lord Street with alterations and repairs to the front elevation.

35 Lord Street is a grade II listed former Inn, formerly known as The Tiger Inn. The property is a late 19th century town building of three-storeys and two-bays. The walls are red brick with hung timber sash windows.

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

The proposal seeks to change the use of the inn into a retail unit. The property has not been in use as an inn for a number of years and this change

does not have any physical impact upon the building. This would also retain The Tiger symbol and identity which provides a reversible option in the future.

Policy S57 of the CLLP seek to conserve, protect, or enhance the historic environment.

All repairs illustrated in the proposal will enhance the listed building and are supported but will not require any additional detail through the LBC.

All of the windows are modern replacement with no historic of architectural interest. The proposed is to replace all of these windows with double glazed united that are more sympathetic to the original design as illustrated in the Heritage Statement. This will conserve the historic character and enable a more energy efficient building for long term benefit in the modern climate. The information of the glazing thickness will be required.

Overall, the proposal will be supported by Policy S57 of the CLLP as it will conserve and enhance the historic character of the listed building.

I have no objections to this application once the information on the glazed windows has been submitted

Date Checked: 15/05/2025

Relevant Planning Policies and Legislation:

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 Town Neighbourhood Plan (adopted June 2021)

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S37 Gainsborough Town Centre and Primary Shopping Area
- S47 Accessibility and Transport
- S53 Design and Amenity
- S56 Contaminated Land
- S57 The Historic Environment

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

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

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

Relevant policies of the NP include:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

NPP 18 Protecting and Enhancing Heritage Assets

NPP 19 Improving the Vitality of the Town Centre

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

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

The site is 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>

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, Impacts on Heritage Assets and consideration of wider impacts

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.

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 application site is located within a Main Town as per Policy S1 of the CLLP. The proposed works relate to an existing historic structure within the town centre and would seek to repair and replace existing elements of the property, including the existing shop front along with changing the use from a public house (Sui generis) to an antique shop (Ea), a use in which it appears to have been in prior to this formal application.

Policy S37 states that *'for main town centre uses under E Use Class, or for the development of cultural, social or leisure facilities suitable for a town centre location will be supported in principle within Gainsborough Town Centre, as identified on the Policies Map, where they:*

- d) are of high quality design, responding to their surroundings and contributing positively to the streetscene; and*
- e) enhance connectivity within, through and around the town centre wherever possible.'*

'Where possible and relevant, development proposals in Gainsborough Town Centre will assist in meeting wider regeneration and investment objectives for Gainsborough, including the most up to date Gainsborough Masterplan and in

the Gainsborough Neighbourhood Plan, this can include:

i) enhancing linkages between Marshall's Yard, Market Place, Market Street, and the Riverside;

j) strengthening the existing retail area of the town centre, through increased and/or improved retail offer, together with some complementary uses as appropriate; and

k) delivering improved public transport facilities and connections.'

The proposal would seek to enhance an existing retail store and frontage and would therefore contribute positively to the street scene of the host property

The proposed change of use from a public house (Sui generis) to an antique shop (Ea) would formalise an existing arrangement, with the property appearing to have been in use as an antiques centre (Tiger Antiques) for a considerable period of time without an application for change of use. It is noted that the proposed change of use would cause the loss of a former public house within the Town Centre. Noting that it has not been in this use for an extended period of time and its location within the Town Centre, its proposed retail use as an antiques centre within (Ea) is appropriate and in accordance with policy S37 and the detailed improvements discussed below would also improve the vitality of the Town Centre in accordance with Neighbourhood Plan Policy 19.

Impacts on Heritage Assets

The application site is located within the Town Centre Conservation Area in proximity to a number of other listed buildings along Lord Street.

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;

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.

The proposal seeks the reinstatement and repair of original features to an existing listed building and proposed new signage. The existing shop frontage is presently in a poor state of repair and a number of original features have been either lost or damaged through previous alterations to the properties frontage.

The proposed works would seek to restore the original frontage of the property through the following interventions:

- Repair or replacement (like for like) of the existing guttering and downpipe
- Replacement of all existing windows with new windows to match historic photographs
- Removal of paint to all areas of brickwork, lintels, cills and string courses. All of these elements will be repaired as required
- Removal of redundant lighting, wiring boxes, wiring and associated fixtures and fittings
- Re-instatement of the original 'shop front' by removing all modern timber boarding. Original features will be repaired as required
- New signage and an awning

Given the significance of the Grade II listed host property, coupled with its siting in a prominent location within the Gainsborough Town Centre Conservation Area the Councils Conservation officer was consulted on the proposed works. No objections were raised to the proposed works subject to the provision of appropriate window glazing details.

The proposed restoration of the existing shop frontage would seek to remove existing incongruous features, replacing them with details in keeping with the age and character of the host property and in line with historic photographs of the property. The proposal can be considered to represent a significant enhancement not only of the Listed Building but the character and appearance of the conservation area within which it is located. It would accord with Policy S57 of the CLLP, and Neighbourhood Plan Policy NPP 18 whilst also satisfying the statutory requirements.

Wider Impacts

These would only be positive as it would be a clear visual enhancement of an existing retail frontage and would contribute positively to the street scene. Furthermore, it would present a clear improvement to the character and appearance of Lord Street, improving a key pedestrian link between the riverside and the Town Centre.

Contamination

The application site is located within a contaminated land buffer zone. Given that the proposed development relates to alterations to an existing commercial building 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.

Advertisements

It should be noted that the above permission does not relate to the proposed signage details shown on the approved plans. A separate advertisement consent will need to be sought for any signage proposed to the front of the retail unit.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, S53 Design and Amenity, S56 Contaminated Land and S57 The historic Environment of the Central Lincolnshire Local Plan 2023 and Policies NPP1 and NPP6 NPP7 NPP18 NPP19 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 subject to conditions is considered to only have a positive impact. It will enhance the character and appearance of the Listed Building and the Conservation Area. It would present a clear improvement to the character and appearance of Lord Street, improving a key pedestrian link between the riverside and the Town Centre.

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

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. Prior to any physical works or alterations taking place, details of the proposed glazing units shall be submitted to and approved in writing by the Local Planning Authority and subsequently installed in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this Listed Building in accordance with policy S57 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

3. 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:

Proposed elevations ref: 011-102 Dated: Jan '25

Existing and Proposed Floor Plans ref: 011-104 Dated: Feb '25

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 local policy S57 of the Central Lincolnshire Local Plan 2023 and the National Planning Policy Framework

4. The proposed works must be constructed from the materials listed within the submitted application form and on relevant submitted plans

- Proposed elevations ref: 011-102 Dated: Jan 25

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 and S57 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

Prepared by : Josh Turner

Date : 16/05/2025

Authorising Officer: G. Backovic Date: 16th May 2025

PAPER F

Town and Country Planning Act 1990

Planning Permission

Name and address of applicant

Lee Woodcock
40 BOB RAINSFORTH WAY
GAINSBOROUGH
DN211ZS

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
20/03/2025

Application number:
WL/2025/00297

Particulars and location of development:

Planning application for single rear storey extension.

40 BOB RAINSFORTH WAY, GAINSBOROUGH DN21 1ZS

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 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 must be carried out in accordance with the following drawings and materials provided on:

- Proposed Site Plan and Location Plan 137-04 dated 30/01/2025
- Proposed Floor Plans and Elevations 137-02A dated 30/01/2025
- Application form dated 20/03/2025

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, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Neighbourhood Plan.

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

None.

Notes to the Applicant

Community Infrastructure Levy

Please be aware that as of the 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 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 NPP 1: Sustainable Development, NPP 6: Ensuring High Quality Design and NPP 7: Ensuring High Quality Design in each Character Area of the Gainsborough Neighbourhood Plan.

Consideration has also been given to 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, subject to recommended conditions, the proposal is acceptable and would not harm the character and appearance of the street scene or the dwelling, or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

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: 13/05/2025

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).

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 or conditions of planning permission then you must do so within 12 weeks of the date of this notice.**
- **Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>. You must use a *Planning Appeal Form* when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Please note only the applicant possesses the right to appeal.**

Purchase Notices

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

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

PAPER G

Approval of Reserved Matters

Name and address of applicant

Robbie Steel
Fountain House
Southwell Road West
NG18 4LE

Name and address of agent (if any)

Part One – Particulars of application

Date of application: 04/02/2025	Application number: WL/2025/00131
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Particulars of planning permission reserving details for approval:
Outline planning application for residential development of up to 750no. dwellings with access to be considered and not reserved for subsequent applications

Application number: 136937

Particulars and location of development:

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 DN21 1ZX

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:

None

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

None

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

1. With the exception of the detail matters referred by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:
- AI_MA_END_R21-901 Rev A OP

- AI_MA_END_R21-901 Village+
- AI_MA_END_R21-904 Rev A Village OP
- AI_MA_END_R21-901 Rev A
- AI_MA_END_R21-904 Village+
- AI_MA_END_R21-904 Rev A Village
- AL_MA_MID_R21- 901 OP
- AL_MA_MID_R21- 904 Village OP
- AL_MA_MID_R21-901 Rev A
- AL_MA_MID_R21-904 Village
- BR_MA_MID_R21- 901 Rev A Terrace OP
- BR_MA_MID_R21-904 Rev A Village Terrace OP
- BR_MA_MID_R21-901 Rev A Terrace
- BR_MA_MID_R21-904 Rev A Village Terrace
- BT_MA_DET_R21-901 Rev A Detached OP
- BT_MA_DET_R21-904 Village+ Detached OP
- BT_MA_DET_R21-901 Rev A Detached
- BT_MA_DET_R21-904 Village+ Detached
- BU_MA_DET_R21-901 Rev A Detached OP
- BU_MA_DET_R21-904 Rev A Village Detached OP
- BU_MA_DET_R21-901 Rev A Detached
- BU_MA_DET_R21-904 Rev A Village+ Detached
- BW_MA_DET_R21-901 Rev A DT OP
- BW_MA_DET_R21-901 Rev A Detached OP
- BW_MA_DET_R21-904 Village+ DT OP
- BW_MA_DET_R21-904 Rev A Village DT OP
- BW_MA_DET_R21-904 Rev A Village+ Detached OP
- BW_MA_DET_R21-901 Rev A Detached
- BW_MA_DET_R21-901 Rev A DT
- BW_MA_DET_R21-904 Rev A Village DT
- BW_MA_DET_R21-904 Rev A Village+ Detached
- BW_MA_DET_R21-904 Rev A Village+ DT
- CH_MA_DET_R21- 901 Rev A Detached OP
- CH_MA_DET_R21-901 Rev A Detached
- CH_MA_DET_R21-904 Rev A Village+ Detached OP
- CH_MA_DET_R21-904 Rev A Village Detached
- CH_MA_DET_R21-904 Rev A Village+ Detached
- DA_MA_END_R21-901 Rev A Semi Detached OP
- DA_MA_END_R21-904 Rev A Village Semi Detached OP
- DA_MA_END_R21-901 Rev A Semi Detached
- DA_MA_END_R21-904 Rev A Village+ Semi Detached OP
- DA_MA_END_R21-904 Rev A Village Semi Detached
- DA_MA_END_R21-904 Rev A Village+ Semi Detached
- DA_MA_MID_R21-901 Rev A Mid OP
- DA_MA_MID_R21-901 Rev A Mid
- DA_MA_MID_R21-904 Rev A Village Mid OP
- DA_MA_MID_R21-904 Rev A Village Mid
- DP_MA_END_R21-904 Rev B Village Semi Detached OP
- DP_MA_END_R21-901 Rev A Semi Detached OP
- DP_MA_END_R21-904 Rev A Village+ Semi Detached OP
- DP_MA_END_R21-901 Rev A Semi Detached
- DP_MA_END_R21-904 Rev A Village+ Semi Detached

- DP_MA_END_R21-904 Rev B Village Semi Detached
- GA1.1 902A
- GA1.1 902A
- GI_MA_DET_R21-901 Rev A Detached OP
- GI_MA_END_R21-901 Rev A End OP
- GI_MA_END_R21-904 Rev B Village+ End OP
- GI_MA_END_R21-904 Rev B Village End OP
- GI_MA_END_R21-904 Rev B Village Detached OP
- GL_MA_END_R21-901 Rev A End
- GL_MA_END_R21-904 Rev B Village End
- GL_MA_END_R21-904 Rev B Village+ End
- GW-MA_DET_R21-901 Rev A Detached OP
- GW-MA_DET_R21-904 Rev A Village+ Detached OP
- GW_MA_DET_R21-901 Rev A Detached
- GW_MA_DET_R21-904 Rev A Village+ Detached
- HD_MA_END_TRAD_R21-901 Semi Detached OP
- HD_MA_END_TRAD_R21-901 Rev A Semi Detached
- HD_MA_END_TRAD_R21-904 Rev A Village Semi Detached OP
- HD_MA_END_TRAD_R21-904 Rev A Village Semi Detached
- HD_MA_END_TRAD_R21-904 Rev A Mid OP
- HD_MA_MID_TRAD_R21-901 Rev A Mid
- HD_MA_MID_TRAD_R21-904 Rev A Village Mid OP
- HD_MA_MID_TRAD_R21-904 Rev A Village Mid
- KN_MA-END_R21- 901 DT OP
- KN_MA-END_R21- 901 Village+ DT OP
- KN_MA_END_R21-901 Rev A DT
- KN_MA_END_R21-904 Rev A Village+ DT
- MA_MA_R21-901 Detached OP
- MA_MA_R21-901 Rev A Detached
- MA_MA_R21-904 Rev A Village+ Detached OP
- MA_MA_R21-904 Rev A Village+ Detached`
- SA_MA_END_R21-901 Rev A Semi Detached OP
- SA_MA_END_R21-901 Rev A Semi Detached
- SA_MA_END_R21-904 Rev B Village Semi Detached
- SA_MA_END_R21-904 Rev B Village Semi Detached OP
- SH_MA_DET_R21-901 Rev A Detached OP
- SH_MA_DET_R21-901 Rev A Detached
- SH_MA_DET_R21-904 Rev A Village+ Detached OP
- SH_MA_DET_R21-904 Rev B Village Detached OP
- SH_MA_DET_R21-904 Rev A Village+ Detached
- SH_MA_DET_R21-904 Rev B Village Detached
- 350_SK01_A01_01 E
- 715_THO_AD1_01 Rev L dated October 2021 – Site Plan

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

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

2. Materials shall be in accordance with the details provided on plan 350_A01_06_01 J.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the street scene in accordance with the NPPF, policy S53 of the Central Lincolnshire Local Plan 2023-2043 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

3. The development must be completed in strict accordance with the following Plot Planting (0003-0008) and Public Open Space Planting (0009-00010) Plans:

- 10720-FPCR-XX-XX-DR-L-0003 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0004 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0005 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0006 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0007 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0008 Rev P11 dated 30th January 2025
- 10720-FPCR-XX-XX-DR-L-0009 Rev P10 dated 29th January 2025
- 10720-FPCR-XX-XX-DR-L-0010 Rev P10 dated 29th January 2025

No occupation of each individual dwelling must take place until its individual landscaping has been fully installed in strict accordance with the approved plots landscaping plan.

Reason: To ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023-2043 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

4. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment.

5. The development shall be carried out in accordance with the recommendations in the Noise Impact Assessment by Delta-Simons dated October 2022.

Reason: In the interests of amenity in accordance with policy S53 of the Central Lincolnshire Local Plan 2023-2043.

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

6. All planting or turfing comprised in the approved details of landscaping approved in condition 3 of this permission must be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that additional trees are provided within the site to mitigate for the trees which are to be removed to accord with the National Planning Policy Framework, local policy

S53 of the Central Lincolnshire Local Plan 2023-2043 and policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

Notes to the Applicant:

Reasons for granting permission:

The decision has been considered against S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption – Residential Development, S11 Embodied Carbon, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S48 Walking and Cycling Infrastructure, S49 Parking Provision, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S54 Health and Wellbeing, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S62 Area of Outstanding Natural Beauty and Area of Great Landscape Value, S66 Trees, Woodland and Hedgerows, S68 Sustainable Urban Extensions, S70 Gainsborough Sustainable Urban Extensions and S76 Residential Development on Sustainable Urban Extensions of the Central Lincolnshire Local Plan 2023-2043 and NPP1 Sustainable Development, NPP3 Creating a Local Green Network, NPP5 Protecting the Landscape Character, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area and NPP8 A Mix of Housing Types of the Gainsborough Town Neighbourhood Plan in the first instance. Consideration is given to the guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Model Code and National Design Guide. In light of this assessment, it is considered that the negotiated rewording of the condition 3 and 4 is more appropriate and allows some occupation of the site prior to the pedestrian footpath and refuge island being installed. In light of this assessment, it is considered that the proposed amendments to the development accord to the development plan. The proposed amendments would not have a harmful visual or character impact on the site, the street scene or the surrounding area. The dwellings would retain the policy required parking spaces and the amendments would not have a harmful impact on highway safety.

Date: 15th May 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).

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.

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: Vicki Stevens
Sent: 23 May 2025 07:36
To: Natasha Gardener
Subject: RE: Savoy Cinema, Gainsborough - Application for Street naming

Good morning Natalie

Thank you for your email and the response provided.

I can confirm that both of the suggested street names were considered for this new development (Marshalls Walk and Karl Wood Walk) and the decision has been made to proceed with Marshalls Walk.

All checks have been made with the Local Land and Property Gazetteer and although we acknowledge that "Marshalls" is already incorporated into various other street names/buildings in the area we did not feel that this would cause conflict or confusion.

The reasons that we have agreed to go ahead with the request of Eddisons (who made the application on behalf of Savoy Cinema) are as shown below –

- 'Marshalls Walk' provides an access between Marshalls Yard and the historic town centre
- A fundamental principle of the Levelling Up project was to reconnect Marshalls Yard with the Market Place and historic core of the town hence why significant public investment has been made into this project
- Linking into the well known Marshalls name, the new walkway will link the old and new spaces physically.
- Finally, although your concerns have been recognised, hopefully this helps to explain that the name Marshalls Walk is a critical final stage of this significant investment into the town.

We also did take the opportunity to look into the history surrounding Karl Wood and acknowledge that it would be appropriate to name a street after him in an alternative development if the opportunity arose.

I apologise that this may not be the response that you were hoping for and if there is anything else I can assist you with please do not hesitate to contact me.

Kind regards

Vicki Stevens
Street Naming and Numbering and LLPG Officer

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

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Geoplace Exemplar Awards -

Gold Achievement Award 2016, 2017, 2018, 2019, 2020 and 2023

Platinum Achievement Award 2022

From: Natasha Gardener

Sent: 21 May 2025 10:00

To: daniel.garfoot

Cc: Sally Grindrod Smith; Vicki Stevens

Subject: RE: Savoy Cinema, Gainsborough - Application for Street naming

Good morning,

The street naming request went to the Town Council's Planning Committee on the evening of Tuesday 20th May 2025 and the following was resolved:

RESOLVED: to raise concerns about the name Marshall's Walk due to several areas nearby (i.e. Marshalls Yard and Marshalls Way) having similar names, which could cause confusion. To suggest the name 'Karl Wood Walk' as it's very close to the area where the artist Karl Wood had his studio in Gainsborough.

Thank you.

Kind Regards

Natasha Gardener

Assistant Clerk

01427 811573

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



Gainsborough
TOWN COUNCIL



INVEST | GAINSBOROUGH
LOCATION | LIFESTYLE | ENTERPRISE



IN COLLABORATION WITH: SUCC, NALC, OVW, CCUNITY ASSOCIATIONS

PAPER I

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

Ref: RG/283 FAO Roxanne Greaves
Date: 23/05/25

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

Dear Sir/Madam

RE: GAINSBOROUGH, SWEYN LANE – PROPOSED NO WAITING AT ANY TIME

Lincolnshire County Council recently received a request to review parking issues on Sweyn Lane in the vicinity of The Gainsborough Academy and Aegir S. Community School.

Investigations have shown that inconsiderate and dangerous parking is occurring at the roundabout and along Sweyn Lane, causing visibility and safety concerns for all road users.

Following feedback from the School we have decided to amend the previous proposals. The amended proposal is shown on the attached plan, and I look forward to receiving any comments you may wish to make. If I do not receive a response by **20th June 2025**, I will assume that you have no objections to the proposal.

Yours faithfully

R Greaves

For Programme Leader Minor Works & Traffic

PAPER J



Open Report on behalf of Andy Gutherson, Executive Director - Place

Report to:	Highways and Transport Scrutiny Committee
Date:	27 January 2025
Subject:	Scrutiny Panel B – Review of the Traffic Management Policy in Lincolnshire

Summary:

This item invites the Highways and Transport Scrutiny Committee to consider a report regarding the Review of the Traffic Management Policy in Lincolnshire.

This decision is due to be considered by the Executive on 04 March 2025. The views of the Scrutiny Committee will be reported to the Executive as part of their consideration of this item.

The review of Lincolnshire County Council's Traffic Management Policy, conducted by Scrutiny Panel B, sought to address the county's traffic challenges and proposes actionable recommendations for safety, efficiency, and accessibility. This review, initiated in response to recurring community concerns, explores themes including pedestrian crossings, moving traffic enforcement, environmental weight limits, disabled parking, school traffic management, and traffic calming measures. Through consultation with stakeholders, evidence collection, and public surveys, the Panel's findings provide a roadmap to improve traffic flow, reduce congestion, and ensure equitable road safety measures for all residents and visitors.

The report highlights key issues such as the need for enhanced enforcement mechanisms, integration of advanced technologies, better community engagement, and resource allocation to tackle the backlog of requests for traffic measures. The recommendations aim to align local practices with national policies while addressing Lincolnshire's unique rural-urban dynamics.

Actions Required:

That the Highways and Transport Scrutiny Committee: -

- (1) considers the attached report and determines whether the Committee supports the recommendations to the Executive as set out in the report.

(2) agrees any additional comments to be passed on to the Executive in relation to this item.

1. Background

The Executive are due to consider the Town Centre Improvements Scrutiny Review on 04 March 2025. The full report to the Executive is attached at Appendix 1 to this report.

In February 2021, the Highways and Transport Scrutiny Committee identified the review of the existing Traffic Management Policy for Lincolnshire as a potential topic for a scrutiny review. The Committee unanimously supported this topic in recognition that

“(...) [S]peeding issues are a reoccurring topic at Parish Council meetings and local community forums and are raised directly with Members and the Council as a concern by residents across the county”.

The Committee established a working group, which met between October 2022 and April 2023, with a remit to identify Key Lines of Enquiry (KLOE) for a scrutiny review and to propose Terms of Reference (TOR) for conducting the review. The working group consisted of Councillor Mike Brookes (at the time Chairman of the Highways and Transport Scrutiny Committee), Councillor Kev Clarke and Councillor Rob Gibson (Members of the Highways and Transport Scrutiny Committee).

Following completion of works, the working group presented a paper to the Highways and Transport Scrutiny Committee on 24 April 2023 with its initial findings and recommendations on KLOE and TOR to be adopted, and also, highlighted those sections of the Policy that were proposed to be thoroughly explored and updated. The working group suggested that a public engagement activity to gauge perceptions of the members of the public about thematic areas including speeding, school zones and disabled parking provision, would be a valuable tool and would offer insight and potentially support towards proposed changes and further recommendations that we as a Panel would consider.

On 24 August 2023, the Overview and Scrutiny Management Board considered a report which presented the scope for this review, including the findings of the working group and approved the allocation of this review topic to Scrutiny Panel B. Scrutiny Panel B comprised of Councillors Gary Taylor (Chairman), Michael Clarke (Vice Chairman), Alexander Maughan, Kevin Clarke, Thomas Dyer and Matthew Boles.

The review was completed in August 2024 and was due for consideration in the Highways and Transport Scrutiny Committee's October 2024 meeting, however, a decision was made by Members of the Committee to defer consideration to January 2025 due to the ongoing review of Lincolnshire County Council's Constitution, with a view to ensure that recommendations of the review aligned with the constitution (including a detailed capture of the Traffic Regulation Orders process which was introduced in the working draft).

Later, at the Council meeting on 13 December 2024 a motion was considered and it was agreed that comments be noted for further consideration by this committee (Highways and Transport SC): *“That this Council resolves that a 20mph speed limit policy should be drafted in accordance with the deliberations of the Council’s Highways and Transport Scrutiny Committee with a view to this being recommended for inclusion in the Council’s adopted Speed Limit Policy and Traffic Management Policy, noting the statements in the preamble and any comments made during this debate.”*¹.

1.1 Key Lines of Enquiry

The KLOE endorsed by the Overview and Scrutiny Management Board were the following:

“[T]hat this review focus was on the Traffic Management Policy implemented in Lincolnshire, to the exclusion of other types of policy outside the Highways sector; that the review aimed to:

- (1) Ensure that the existing policy remained relevant effective and continued to meet requirements in line with legislation and government policy.*
- (2) Propose a framework for Managing the Network Safely in Lincolnshire.*
- (3) Verify whether the existing policy provided clear guidance on implementation and staff practise.”*

1.2 Terms of Reference

The draft TOR for the review presented in the report submitted to the Overview and Scrutiny Management Board on 30 September 2021 were *“[t]o consider and develop approaches to ensure sensible driving, availability of resources and funds, engagement with the public as well as specific measures and enforcement to inhibit speeding”*. The Panel further expanded and developed these to include:

- a) the evaluation of the effectiveness of the current Traffic Management Policy in addressing speeding issues and road safety concerns across Lincolnshire;
- b) the assessment of evidence on challenges and opportunities for implementing effective management measures throughout the county;
- c) the review of the existing Traffic Management Policy to ensure its relevance, effectiveness, and compliance with current legislation and government policies;
- d) the proposal of a comprehensive framework for Managing the Network Safely in Lincolnshire, taking into account both urban and rural areas;
- e) the examination of the clarity and practicality of the existing policy in providing guidance for implementation and staff practices;
- f) the investigation of the potential for implementing both "soft" and "hard" approaches to speed management;

¹ Printed draft minutes of Council 13 Dec 2024 can be found [here](#).

- g) the exploration of solutions for improving traffic management, traffic flows and road safety across the county;
- h) the evaluation of the potential for integrating new technologies and data driven approaches in traffic management;
- i) the assessment of the effectiveness of current public communication and education efforts; and
- j) the engagement with relevant stakeholders, including residents and commuters, via a survey, to gather input on traffic management concerns and to verify their views on potential solutions.

The Panel agreed and finalised its TOR at its inaugural meeting that took place in December 2023.

1.3 Pedestrian Crossing Policy

The proposed updated Pedestrian Crossing Policy has undergone significant revisions to enhance its clarity, flexibility, and effectiveness. Recognising the pivotal role of crossings in ensuring pedestrian safety and traffic flow, the policy adjustments include revising thresholds for installation and integrating accident severity into assessments. Advanced data collection methods are proposed to provide comprehensive insights into traffic and pedestrian dynamics. The Panel also emphasised the importance of third-party funding, such as community or developer contributions, to fast-track project implementation where possible. Communication processes with local stakeholders were another critical focus, aiming to reduce waiting times and ensure transparent decision-making. These changes align with the recommendations to prioritise accident severity, leverage technology, and adapt criteria to meet rural and school-specific needs.

Recommendation 1:

The Panel recommends that Lincolnshire County Council accepts the changes in the Pedestrian Crossing Policy and considers:

- a) The reassessment of the inclusion of accident severity in the PV^2ASCW^2 formula to better reflect the impact of serious incidents;

² The **PV^2ASCW formula** is used in the context of traffic engineering and road safety to assess the suitability of pedestrian crossings, particularly whether a site justifies the installation of a formal pedestrian crossing. The formula calculates the crossing demand and traffic flow levels.

P: The number of **pedestrians** crossing during the busiest hour (usually during peak times).

V: The number of **vehicles** passing the site in the same busiest hour.

²: The squared vehicle count - impact on crossing difficulty.

ASCW: This refers to **adjustment factors** based on site characteristics, including the width of the road, visibility, speed of traffic, and existing safety measures.

Formula: $PV^2 \times ASCW \times PV^2 \times ASCW$

The resulting value is compared against national or local thresholds to determine whether additional safety measures, such as pedestrian crossings, are warranted. Adjustments may be made based on factors such as age or mobility of pedestrians (e.g., a higher score may be warranted for areas near schools or care homes); road design features (e.g., wide roads may need more safeguards); accident history; or other safety concerns.

- b) The establishment of a formalised process for the Executive Councillor for Highways Transport and IT to consult with local county councillors and stakeholders, ensuring clear communication and timely updates on crossing requests;
- c) The introduction of flexibilities to address unique local needs, particularly in rural areas and around schools, by adjusting criteria or considering alternative measures like pedestrian refuges; and
- d) The utilisation of advanced data collection methods and technology to gather more comprehensive and accurate traffic and pedestrian data.

1.4 Moving Traffic Enforcement (MTE)

The review highlighted the importance of MTE in managing traffic violations, reducing congestion, and enhancing road safety. While legislative frameworks under the Traffic Management Act 2004 provide mechanisms for civil enforcement, the financial implications of deploying CCTV systems necessitate careful planning. The Panel recommends prioritising enforcement in high-risk zones, such as schools, through a combination of live and dummy cameras to balance effectiveness with affordability. Integrating MTE with existing parking enforcement systems is proposed as a cost-efficient approach, alongside ongoing monitoring of national policy developments to ensure local alignment. These measures were designed to address operational challenges while fostering compliance and safety improvements.

In line with the work carried out by the Panel, on 09 December 2024 the Highways and Transport Scrutiny Committee considered a report relevant to [Parking Enforcement Outside Schools Keep Clear Zones - Civil Enforcement Officers, Fixed Point and Mobile CCTV Enforcement](#) and unanimously agreed to support the recommendations to the Executive Councillor for Highways, Transportation and I.T. Members of the Committee expressed strong support for the proposals, highlighting the persistent challenges of parking outside schools during drop-off and pick-up times, particularly the safety risks to children. In this meeting, Officers indicated that feasibility studies were already underway, and formal approval was expected by the end of the year; while efforts would be made to begin installations by April 2025, some sites might face delays due to particular infrastructure requirements. The Chairman of the Panel, 2on behalf of the Panel, expressed satisfaction over this decision that paved the way for the achievement of Recommendation 2.

Recommendation 2:

The Panel recommends that Lincolnshire County Council:

- a) Prioritises school zones with mandatory markings for initial enforcement, considering a mix of live and dummy cameras depending on affordability; and

- b) Continues to monitor government developments closely and adjust plans accordingly to align with future policy decisions on Tranche 3.

1.5 Environmental Weight Limits

The review underscores the necessity of a structured Environmental Weight Limits (EWL) policy, to address the impact of Heavy Goods Vehicles (HGVs) on infrastructure and communities. The Panel received evidence corroborating that absence of a formal framework has contributed to delays in addressing community requests, with significant resource constraints exacerbating the issue. The proposed policy framework focuses on criteria for site assessments, prioritisation of critical areas, and systematic resource allocation to address the backlog. Enhanced community engagement efforts are recommended, in efforts to build consensus and foster the understanding and acceptance of EWL measures. The Panel believed that through conducting comprehensive data collection and analysis, the Council should aim to implement flexible, location-specific solutions that balance community welfare with economic activity.

Recommendation 3:

The Panel recommends that Lincolnshire County Council:

- a) Develops a formal policy framework for the management of environmental weight limits, outlining criteria for assessing requests, prioritising sites, and allocating resources;
- b) Allocates adequate resources, including staff and funding, to the traffic team to address the backlog of requests for environmental weight limits and support the implementation of the policy;
- c) Develops its engagement efforts with local communities, Parish councils, and businesses to gather input, raise awareness, and build consensus on environmental weight limits measures;
- d) Conducts comprehensive data collection and analysis to identify priority areas for environmental weight limits, assess the impact of HGV traffic, and evaluate the effectiveness of interventions; and
- e) Develops the policy framework to be flexible and adaptable to accommodate changing circumstances and address unique challenges in different locations, allowing for tailored interventions while avoiding a one-size-fits-all approach.

1.6 Planting, Sponsorship and Advertising on Roundabouts and Verges

The Panel recognises the importance of roundabouts and verges as opportunities for both aesthetic enhancement of areas and revenue generation. Lincolnshire County Council's existing policy for planting, sponsorship, and advertising in these spaces provides a framework for responsible and coordinated initiatives. These activities not only improve visual appeal but also fund maintenance and community events such as 'Britain in Bloom'. The Panel reviewed proposals that include fostering stronger relationships with district and parish councils to maximise revenue potential and expanding sponsorship opportunities commercially. Adherence to advertising standards, safety regulations, and thorough safety assessments remains critical to ensuring the appropriateness of all future installations. The Panel highlights the value of engaging local community groups and sponsors to maintain these areas while promoting local heritage. The Panel strongly believes that through leveraging partnerships and maintaining clear policy guidelines, the Council can further enhance the highway network's functionality and aesthetics.

Recommendation 4:

The Panel recommends that Lincolnshire County Council upholds the existing policy framework while actively seeking opportunities to maximise revenue and engage with local councils (district, town, parish) to promote sponsorship and improve the aesthetic appeal of roundabouts and verges.

1.7 Disabled Parking Provision

The growing demand for disabled parking bays, reported to the Panel, highlights the need for expanded provisions to improve accessibility. The review recommends extending the operational hours of disabled parking bays to 24/7, ensuring access to nighttime and leisure activities. Furthermore, installation of advisory bays at proximity of residences of Blue Badge holders (by request) are proposed as a cost-effective solution, which ought to be supported by strict criteria to ensure consistency, fairness and rational allocation of resources.

The Panel's public engagement activity undertaken (Lincolnshire Moves: Your voice, Your roads Survey through Let's Talk Lincolnshire) revealed significant support for these changes, with many respondents emphasising the importance of enforceable measures to prevent misuse. The recommendations proposed by the Panel incorporate feedback from pilot programs, advocate for a balanced approach that accounts for resource implications while prioritising inclusivity and compliance.

Recommendation 5:

The Panel recommends that:

- a) Lincolnshire County Council considers the wider roll out of Blue Badge bays designated to meet the needs of Blue Badge holders in line with the 2024 Blue

Badge Parking Advisory Parking Bay Pilot.

- b) Lincolnshire County Council endorses the proposed changes in the Disabled Parking Policy that allow for the disabled parking bays operation on a 24hr basis for existing parking bays near key locations that allow access to a variety of day-time and night-time economy activities including entertainment and leisure locations, following a detailed assessment and mapping of locations to verify their suitability.

1.8 Traffic Policy for Schools

As discussed above at 1.2, traffic issues around schools remain a critical concern, with parking challenges, inadequate signage, and safety risks being major areas of focus. The Panel proposes staggered school timings to alleviate congestion, alongside upgrades to school safety zones with enforceable standards. Innovative enforcement methods, such as CCTV systems and increased visibility of Civil Enforcement Officers (CEOs), are recommended to address non-compliance effectively, and as discussed at 1.2 a decision made by the Executive Councillor for Highways, Transport and IT is soon to see the implementation of a new approach aimed to address issues through a blend of fixed-point CCTV, mobile CCTV, and rapid deployment of Civil Enforcement Officers (CEOs).

Scalability of the future roll out was considered and assurances were given of its feasibility, however noting the risks of funding shortfalls in the future, which should emerge from increased levels of compliance and reduction of fines; nevertheless, opportunities to ensure funding streams in the future would see LCC explore funding contributions from external sources, including planning conditions or private funding from parishes and schools.

Furthermore, collaborative planning for new school developments was also emphasised, ensuring adequate provisions for drop-off and pick-up areas to prevent exacerbating traffic issues. These measures aim to create safer, more efficient environments for students and surrounding communities.

Recommendation 6.i:

The Panel recommends that Lincolnshire County Council:

- a) Accepts the proposed changes in the Policy for Schools including the retention of the provision for school safety zones in the policy document.
- b) Considers actions to complement and enhance the effectiveness of the Policy including:
 - i. Allocating additional resources to the Traffic Management Team to progress more Traffic Regulation Orders (TROs) to an enforceable standard;

- ii. Exploring the possibility of allowing Parish and town councils and local communities to fund the installation of CCTV cameras outside schools for enforcement in problematic areas, and seek their engagement if feasible; and,
- iii. Ensuring that school expansion plans include adequate provisions for drop-off and pick-up areas to prevent exacerbating traffic issues.

Recommendation 6ii:

The Panel recommends that Lincolnshire County Council:

- a) Considers the feasibility of proposed staffing options to increase the Civil Enforcement Officers (CEOs) team with a view to increase the number of CEOs on foot patrols during peak school hours.
- b) Continues to cooperate in partnership with Lincolnshire Police towards achieving and maintaining an orderly and safer environment for all residents, particularly vulnerable groups such as schoolchildren and individuals with disabilities.
- c) Works with Lincolnshire Police and Lincolnshire Road Safety Partnership, and schools to establish a joint package of measures aimed at improving safety outside schools. This should focus on education, engagement, and enforcement as required. A joint agency approach should be adopted and include a single point of contact for all public concerns and complaints.

1.9 Traffic Calming Policy

The review emphasises the importance of adopting a tiered approach to traffic calming, integrating high-impact measures like speed humps with cost-effective solutions such as enhanced signage. Continuing to maintain a transparent and objective TRO process is recommended to ensure fair and consistent prioritisation of requests.

The updated policy proposed, seeks to ensure that the potential introduction of high intervention traffic calming treatments (including road humps and chicanes) will be achieved whilst maintaining a balance of restrictions emerging from existing and future budgeting requirements. Matters including funding, resource allocation and staff allocation may necessitate a focus on more affordable treatments where assessment criteria indicate these as appropriate.

Recommendation 7:

The Panel recommends that Lincolnshire County Council:

- a) Develops a Tiered Policy Approach:
 - i. *Tier 1*: High-impact, resource-intensive measures (e.g., road humps, chicanes) implemented based on detailed data analysis and strong justification.

ii. *Tier 2: Standardised, cost-effective measures (e.g., enhanced signage, road markings) that can be applied consistently across the county.*

b) Agrees that the Policy maintains flexibility to adapt to changing circumstances and ensure decisions are guided by up-to-date data and expert analysis from local highways teams and the Road Safety Partnership.

1.10 Traffic Regulation Order Policy

Traffic Regulation Orders (TROs) are critical legal instruments vital for managing road use and ensuring safety across Lincolnshire. The review highlighted delays and resource constraints in the current process, alongside a need for clearer prioritisation.

The Panel believes that the adoption of a transparent scoring matrix to objectively assess and prioritise requests, will ensure urgent cases, such as those involving safety, receive prompt attention. Improved public communication will also play a key role to provide clarity on criteria, timelines, and outcomes, fostering trust and understanding.

Furthermore, increased resources, including staffing and funding, are proposed address to the backlog. Leveraging technology for traffic data collection and analysis is recommended to enable data-driven decisions and streamline the TRO process. These measures aim to create a more efficient, transparent, and responsive system to meet evolving community needs.

Recommendation 8i:

The Panel recommends that Lincolnshire County Council invites the Planning and Regulation Committee, acting with advisory powers, to consider any objections to executive proposals for Traffic Regulation Orders (TROs) and make recommendations to the relevant Executive Councillor as to whether the proposals should be approved, modified or withdrawn.

Recommendation 8ii:

The Panel recommends that the relevant Executive Councillor:

- a) Adopts a scoring matrix for assessing Category 2 TRO requests to ensure objective, consistent, and transparent evaluations that includes a mechanism for prioritising urgent and high-priority requests, such as those involving public safety or emergency services; and
- b) Seeks to enhance transparency by clearly communicating the criteria, process, and outcomes of TRO assessments to the public.

1.11 Speed Limits Policy

The review of the Speed Limit Policy focused on ensuring that speed regulations across Lincolnshire align with national guidelines and address local safety and operational needs. The review underscored the importance of consistency in speed limits while providing flexibility to accommodate unique conditions, particularly in rural areas and near schools.

A major finding was the need to reduce fluctuating speed limits along short stretches of road, favouring smoother transitions to enhance driver understanding and compliance. The Panel emphasised the need to maintain flexibility allowing to revise limits in villages and near schools to prioritise safety while maintaining practical enforceability. This includes adopting lower speed limits where appropriate, ensuring alignment with national guidance and local contexts.

The review also highlighted the necessity of engaging local stakeholders, including councillors and residents, to ensure balanced decision-making. Input from communities is vital in determining areas requiring immediate attention and adjustments to existing speed limits.

Technological advancements were recommended for monitoring and analysing traffic speeds. These tools can provide data-driven insights to support evidence-based policymaking and enforcement strategies. Additionally, the Panel proposed exploring pilot projects to test the effectiveness of adjusted speed limits before widespread implementation.

By adopting these measures, the Panel believes that road safety can improve, accidents will be reduced, and the overall driving experience for residents and visitors will ultimately be enhanced. The revised Speed Limit Policy seeks to strike a balance between safety, practicality, and consistency, ensuring a cohesive approach to traffic management.

Recommendation 9:

The Panel recommends that the process for considering and determining objections to speed limit proposals that will result in a Traffic Regulation Order (TRO) will be the same as proposed under Recommendation 8i.

2. Conclusion

Scrutiny Panel B's review of the Traffic Management Policy provides a comprehensive framework to address Lincolnshire's evolving traffic challenges. Looking forward, the implementation of proposed recommendations will require careful planning, resource allocation, ongoing evaluation and, where necessary, consequential amendment to the Council's Constitution.

The panel firmly believes that by integrating technological advancements, fostering community collaboration, and prioritising resource allocation, the recommendations aim

to enhance road safety, improve traffic flow, and create accessible environments for all. Implementing proposed changes and adopting amendments to the existing policy will ensure Lincolnshire’s transport systems remain robust, inclusive, and future proof.

Following consideration of the attached report, the Committee is requested to consider whether it supports the recommendations in the report and whether it wishes to make any additional comments to the Executive. Comments from the Committee will be reported to the Executive.

3. Consultation

The Highways and Transport Scrutiny Committee is being consulted on the proposed decision of the Executive which will be considered on 04 March 2025. The views of the Committee will be reported to the Executive ahead of time.

4. Appendices

These are listed below and attached at the back of the report	
Appendix A	Final Report of Scrutiny Panel B - Review of the Traffic Management Policy in Lincolnshire.

5. Background Papers

No background papers within the meaning of section 100D of the Local Government Act 1972 were used in the preparation of this Report.

This report was written by Kiara Chatziioannou, Scrutiny Officer (SPB Project Lead), who can be contacted on 07500 571868, (01522) 552102, or via email at kiara.chatziioannou@lincolnshire.gov.uk and scrutiny@lincolnshire.gov.uk.



**HIGHWAYS AND TRANSPORT SCRUTINY
COMMITTEE
27 JANUARY 2025**

PRESENT: COUNCILLOR A M HALL (CHAIRMAN)

Councillors P Ashleigh-Morris, T R Ashton, M Brookes, K J Clarke, R A Gibson, A N Stokes, E W Strengiel and Mrs C L E Vernon

Councillors M R Clarke, P M Dilks, T J N Smith and G J Taylor were in attendance as contributors.

Councillors R G Davies and C L Perraton-Williams attended the meeting remotely as observers.

Officers in attendance:-

Alfie Allison (Lincolnshire Young Voices Chair), Steven Batchelor (Lincolnshire Road Safety Partnership Senior Manager), Karen Cassar (Assistant Director - Highways), Kiara Chatziioannou (Scrutiny Officer), Clair Dixon (Policy and Asset Manager), Stuart Eccles (Manager: Network Design), Jonathan Evans (Head of Highways Client and Contractual Management Services), Richard Fenwick (Head of Highways Asset and Local Management Services), Andrew Garbutt (Participation Officer - Quality and Standards), Jeanne Gibson (Programme Leader: Minor Works and Traffic), Michelle Grady (Assistant Director – Finance), Matt Jones (Parking Services Manager), Mick Phoenix (Traffic Manager), Darrell Redford (Network Resilience Manager), Mike Reed (Head of Transport), Helen Reek (Support Services Manager - Transport Services), Tim Smith (Business Change Manager - Transport Services), Nigel West (Head of Democratic Services and Statutory Scrutiny Officer) and Andrew Warnes (Democratic Services Officer)

55 APPOINTMENT OF VICE CHAIRMAN FOR THIS MEETING ONLY

The Vice-Chairman of the Committee, Councillor R A Wright, was unable to attend this meeting, and had submitted his apologies.

RESOLVED

Councillor Mrs C L E Vernon was appointed Vice-Chairman for this meeting only.

56 APOLOGIES FOR ABSENCE/REPLACEMENT MEMBERS

An apology for absence was received from Councillor R A Wright.

2
HIGHWAYS AND TRANSPORT SCRUTINY COMMITTEE
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57 DECLARATIONS OF MEMBERS' INTERESTS

There were no declarations of interest made at this point of the meeting.

58 MINUTES OF THE PREVIOUS MEETING OF THE HIGHWAYS AND TRANSPORT
SCRUTINY COMMITTEE HELD ON 9 DECEMBER 2024

RESOLVED

That the minutes of the previous meeting, held on 9 December 2024, be approved as a correct record and be signed by the Chairman.

59 ANNOUNCEMENTS BY THE CHAIRMAN, EXECUTIVE COUNCILLORS AND LEAD
OFFICERS

There were no announcements made at this point in the meeting.

60 PUBLIC TRANSPORT ANNUAL UPDATE & LINCOLNSHIRE YOUNG VOICES
PRESENTATION

Consideration was given to a report from Stuart Eccles, Manager: Network Design, Mike Reed, Head of Transport, and Helen Reek, Support Services Manager, Transport Services, that highlighted the work done and progress on the ambitious local bus initiatives launched since 2023. A presentation was then given by Alfie Allison, Lincolnshire Young Voices Chair, on a Transport Survey Report.

The following matters were highlighted:

- In the report itself, since the last update, efforts had been made to collaborate with bus operator partners to stabilize the bus network for residents by utilizing available government grants effectively. This initiative had bolstered services across the county following the decline in public bus services due to the pandemic. The continuous efforts resulted in bus service patronage recovering to nearly pre-COVID levels, with 13.3 million journeys undertaken in Lincolnshire between April 2023 and March 2024, representing 99% of the pre-COVID patronage.
- The report detailed several enhancements made possible through Bus Service Improvement Plan (BSIP) funding, which focused on increasing the frequency of key inter-urban bus corridors and town-centric services in Lincolnshire. These improvements led to growth levels in patronage ranging from 10% to over 80%, with over 250,000 additional journeys made on these enhanced services since April 2024. Complementary infrastructure improvements included repairs and replacements of bus stops and shelters and the introduction of over 100 digital real-time information signs at key locations.
- A significant development in 2024 was the rollout of the booking app for Call Connect, a long-term project that allowed residents to self-manage their bookings, enhancing travel flexibility. Since the app's full implementation across the county, 53% of bookings were

now app-based, which also increased capacity for the scheduling team, reducing wait times for callers.

- Further, patronage on the Call Connect service remained above pre-COVID levels, and its importance as a lifeline service to rural communities was emphasized. BSIP funding facilitated a £2 national fare cap, benefiting residents who relied solely on Call Connect for public transport, with the scheme being utilized on over 990,000 journeys in the past year.

Moving onto the presentation, Members heard the following:

- The survey conducted by Lincolnshire Young Voices from May to August received over 600 responses, highlighting the group's focus on advocating for young people with disabilities aged 15 to 25. They are currently wrapping up priorities related to bullying and transport while considering future projects. The Independent Travel Training Team has played a crucial role in gathering insights from young individuals about accessibility challenges.
- The survey results indicated that 21% of respondents had social-emotional disabilities, 31% had physical disabilities, and 48% had learning disabilities. A need for better awareness of free bus pass availability emerged from the findings. Punctuality was generally acceptable, but frustrations arose with 75% of users stating that buses were frequently late, leading to stress, especially for neurodivergent passengers. To tackle this it was imperative to seek to improve communication from bus operators (e.g., better use of social media for real-time updates).
- The importance of recognising hidden disabilities was emphasised, suggesting the implementation of the sunflower lanyard scheme for better identification. Concerns regarding bus space for wheelchair users were significant, with 41% unable to board buses due to space limitations, affecting their travel plans.
- Feedback indicated a desire for more frequent services, especially on Sundays and evenings, with a notable number of positive comments and support for the £2 fare cap and friendly drivers. However, reliability issues were commonly noted, particularly with delays and cancellations, including the X6 bus that connected Birchwood to the Lincoln County Hospital. Suggestions for improved communication and functionality of mobile ticketing were also raised.
- The presentation concluded with gratitude for the survey feedback and a commitment to enhancing accessibility and user experience in Lincolnshire.

During consultation of the report the following comments were raised:

- Members expressed concerns about wheelchair accessibility, inquiring whether the issue with space availability was across all bus routes or limited to specific companies. In response, it was clarified that the concern was identified on four specific bus routes, including Centrebus 28 from Grantham to Stamford, Stagecoach 56 from Lincoln to Skegness, PC Coaches 50 from Lincoln to Market Rasen via Louth, and the 51 from Grimsby to Louth. These issues predominantly affected long-distance routes rather than local services.

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- Members expressed delight at the patronage increases in Gainsborough and Stanford, highlighting these achievements compared to neighbouring authorities, and queried the impact of new bus stop installations on growth. Officers explained that while some areas might hit growth ceilings, others continued to grow. The 50p trial fare in Sleaford, although expected to change in the next financial year, saw considerable success, doubling revenue and usage. The infrastructure improvements were expected to have a tangible effect, particularly in Stanford, where significant service enhancements required longer-term observation to ascertain full benefits. However, the recent bus stop installations were anticipated to boost growth significantly.
- On queries of whether there were actions that could be further taken for bus companies without an app, suggesting that updates via social media might help fill the gap, the Lincolnshire Young Voices Chair explained that while PC Coaches communicated via Twitter, not everyone used social media, causing frustration with service users. It was understood work was ongoing to introduce apps with live updates.
- In response to a query about misuse of the bus's wheelchair spaces, especially on key routes, the Lincolnshire Young Voices Chair detailed that this was the situation, and clarified that PC Coaches were addressing this by integrating transport accessibility improvements with broader infrastructure planning to meet needs and mitigate concerns.
- Members commended the Lincolnshire Young Voices Chair for his presentation, particularly agreeing on the need for reinstating the X6 service, which was vital for hospital access, especially for those representing areas like Birchwood. Praise was also given to the well-publicised Call Connect £2 fare, with Members acknowledging its importance to local communities.

RESOLVED

1. That the Committee endorses the report and presentation;
2. that the Committee's appreciation and satisfaction of assurances provided be recorded; and,
3. that comments raised, and feedback offered by this Committee, be cascaded further and shared with relevant officers and the relevant Executive Member.

61 BUDGET SCRUTINY - REVENUE AND CAPITAL BUDGET PROPOSALS

Consideration was given to a report from Michelle Grady, Assistant Director – Finance, which provided the Committee with the opportunity to comment on the budget proposals for the next financial year 2025/26, regarding Highways and Transport. The following matters were highlighted:

- On the 7 January 2025, the Executive had presented its budget proposals for the year 2025-2026 for consultation. This item was part of that consultation process.

- Any comments made during the item were to be taken back into the consultation process before the executive finalised its recommendations for submission to the Council on the 4 February 2025. Notably, the Executive had proposed a Council Tax increase of 2.99% as part of the consultation.
- The report outlined changes in government policy that affected budgets, particularly in relation to the National Living Wage and National Insurance adjustments. Additionally, the 2025/26 financial settlement had indicated a significantly lower funding increase than what was received in recent years, resulting in a deficit position for 2025/26 and the subsequent years. It was within this context that the budget was being set.
- The table in paragraph 2.2 summarised the revenue changes related to the Transport and Highway services. For transport, there had been inflation-related cost pressures amounting to approximately £5.5 million, along with the integration of the extended rights to free travel grant into this service line. Public transport services had also experienced some inflation. The table also showed a £1 million increase due to inflation for highways, as well as the removal of a one-off funding of £2.5 million previously agreed upon by the council for the current year. This removal appeared as a negative figure under the pressures heading, which could potentially cause some confusion.
- The capital programme for the entire Place Directorate, detailed in paragraph 3.6, included services related to the Committee's portfolio. There were no new additions for this area regarding funding from LCC, except for updates to some major schemes, which were to be reflected in the final document.
- At the time of writing that report, notification from the Department for Transport regarding highways asset protection had not been received, but it was later provided and was to be included in the final report to the Council.

During consultation of the report, the following comments were raised:

- On the concerns raised about the reduction in Lincolnshire's proportionate share of national funding compared to previous years, Members acknowledged that the situation could not be changed but noted its potential impact on services.
- Members highlighted the significant cost impact of the National Insurance threshold reduction and rate increase, which amounted to £5.5 million for the Council.
- A Member of the Committee commented about the financial burden on external providers due to the National Insurance changes. The uncertainty surrounding the exact costs was observed, as was that these additional expenses would not be reimbursed, further straining the Council's budget.

RESOLVED

1. That the Committee endorse the report and support the proposed recommendations as set out in the report; and
2. that all comments and suggestions raised by the Committee, be shared with the Executive ahead of its consideration of the service area Budget reports on 4 February 2025.

**62 SCRUTINY PANEL B – REVIEW OF THE TRAFFIC MANAGEMENT POLICY IN
LINCOLNSHIRE**

The Committee considered the Review of the Traffic Management Policy in Lincolnshire Scrutiny report which was developed by Scrutiny Panel B (SPB). Kiara Chatziioannou, Scrutiny Officer, and Project Lead, introduced the report, with Councillor Gary Taylor, Chairman of SPB, and Councillor Mike Clarke, Vice Chairman of SPB summarised its key findings and recommendations. Richard Fenwick, Head of Highways Asset and Local Management Services presented the officer viewpoint. Karen Cassar, Assistant Director – Highways, Jonathan Evans, Head of Highways Client and Contractual Management Services, and were also in attendance for this item.

In introducing the report, the following matters were reported:

- In February 2021, the Highways and Transport Scrutiny Committee had identified the review of Lincolnshire's traffic management policy as a priority, stemming from recurring concerns related to speeding raised by residents at local forums. This led to the establishment of a working group in October 2021, which formulated key lines of inquiry and terms of reference for the investigation. On 24 August 2023, the Overview Scrutiny Management Board allocated the review topic to SPB, chaired by Councillor Gary Taylor. The panel comprised six members: Councillors Mike Clarke (Vice-Chairman), Alexander Maughan, Kevin Clarke, Thomas Dyer, and Matthew Boles. The terms of reference were finalised during the panel's inaugural meeting in December 2023.
- The panel convened six times between December 2023 and July 2024 to explore various thematic areas related to traffic management, including pedestrian crossing policies, moving traffic enforcement, and traffic calming measures. The review aimed to ensure that the policy was relevant, effective, and aligned with current legislation while proposing frameworks for managing traffic safety and evaluating existing guidance clarity.
- The review concluded in August 2024 and was initially due for consideration in the Highways and Transport Scrutiny Committee meeting in October 2024; however, a decision was made to defer it to January 2025 to ensure alignment with the ongoing review of Lincolnshire County Council's constitution. The Scrutiny Officer expressed gratitude to all key contributors to the review, including subject matter experts, leading officers, internal and external stakeholders, blue badge service users, and residents who participated in the online survey. She highlighted that without their testimonies and contributions, the review would not have been possible.
- Councillor Gary Taylor, Chairman of SPB, presented the findings of the review. He emphasised that the primary aim was to assess the relevance and effectiveness of the current transport management policy, ensuring alignment with legislation and community needs. The review was driven by the necessity to reassess and realign policies to meet the changing demands of traffic management and community welfare across urban and rural areas. Councillor Taylor outlined several key objectives, including pedestrian safety, speed limits, school traffic, and environmental weight limits. He underscored the aim of creating a policy framework that balances safety, traffic flow, and community welfare while supporting the corporate plan for extensive stakeholder

engagement. He summarised the findings and recommendations of the report, which included nine key proposals aimed at improving road safety and enhancing infrastructure efficiency. Among the proposals were revisiting pedestrian crossing criteria, improving enforcement in school zones, addressing concerns about heavy goods vehicle impacts, enhancing the appearance of public spaces, and expanding disabled parking provisions.

- Councillor Mike Clarke, the Vice-Chairman of SPB, added his comments, noting that the review met its objectives through extensive data gathering, consultation with experts, and direct engagement with service users and stakeholders, reinforcing the importance of accessibility and consistent enforcement of parking provisions. He highlighted the critical insights gained from public surveys, emphasising the need for equitable access to parking, particularly for blue badge holders.
- The Head of Highways Asset and Local Management Services concluded the presentations by expressing gratitude to Councillors Taylor and Clarke, and SPB for their inclusive discussions. He acknowledged the extensive collaboration across multiple service areas and confirmed that subject matter experts were available to answer any questions from the committee regarding the recommendations. The next steps were to develop an action plan based on the Committee's decisions and comments.

During consideration of the report, the following information was

- On community engagement in traffic management, Members praised Recommendation 6, which involved engaging local councils and communities in funding and installing CCTV outside schools to enhance safety. This was seen as a progressive approach to empowering communities to address issues that matter most locally. Further, Members underscored the importance of leveraging local knowledge and empowering communities through partnerships and stressed that a collaborative approach was key to delivering the Council's aims effectively. Additionally, Members praised the recommendations to engage local councils and communities, particularly in funding and implementing traffic management measures, such as CCTV outside schools. They reiterated the importance of local knowledge in delivering effective policies. Officers highlighted the collaborative nature of the review process, involving communities and local stakeholders to ensure practical and locally relevant outcomes.
- In addressing engagement with National Highways, Members raised concerns about the safety of certain Highways crossings, such as the A1 and A46, and asked if the panel had consulted with National Highways regarding pedestrian and cyclist safety at these locations. The Chairman of SPB and Officers confirmed that these concerns were not directly addressed in the criteria but acknowledged as critical. The issue had been raised at higher levels, including government ministers, with assurances that notes from the discussion would add weight to ongoing campaigns for improvements related to these concerns.
- Officers explained that a range of bespoke policies, such as a revised speed limit policy, would be brought before the Committee in addressing Members queries about assurance in getting to scrutinise these policies. Assurances were made that foundational work had already been undertaken, minimising delays in implementation. Officers explained that recommendations would be prioritised and included in an action plan, with some 'quick wins' implemented sooner. Members repeatedly emphasised the need

for clarity on the timeline for rewriting and implementing policies to see tangible, timely action.

- On enforcement, Officers stated that while evening patrols occurred in some urban areas, limited resources constrained enforcement capabilities. They added that expanding enforcement would require additional funding.
- Members noted the importance of aligning the proposed recommendations with constitutional changes and ensuring that delegations were handled appropriately. It was suggested that trivial objections to traffic schemes, such as preferring funds to be spent on potholes, should not automatically trigger committee review. Officers explained that constitutional changes had been incorporated into the panel's deliberations and that further delegations could be reviewed as part of individual policy updates.
- With concerns whether adequate funding was available to address the backlog of requests for Traffic Regulation Orders (TROs) and if staffing gaps needed urgent attention, Officers explained that there was a revenue gap for staffing, estimated at £40,000. Members learned that efforts were ongoing to maximise flexibility with existing resources while exploring long-term funding solutions.
- Inquiries about whether the policy incorporated the motion passed on 13 December regarding 20mph speed limits around schools were made. Members expressed concerns about parking outside schools, noting it extended beyond immediate areas to include verges. Relayed feedback from residents proposed paving grassy verges to avoid damage caused by parked vehicles. Officers confirmed that the motion pertinent to 20mph limits at schools was considered, and the proposed policy aligned with the motion's objectives. Officers explained that while paving grass areas could be a solution, financial considerations and the standard of construction would make it prohibitively expensive to pave every grassy area affected by parking issues. Furthermore, any paved areas intended for vehicle parking would require construction to higher standards, increasing costs.
- There was no significant backlogs of Environmental Weight Limits requests and timelines. Officers explained that each would need to undergo legislative processes, which could take 6–12 months. They confirmed that resource constraints existed, with funding gaps for staff dedicated to handling these requests.
- In responding to queries about enforcement issues, such as speed limits with insufficient distances between zones, Officers gave assurance that the new speed limit policies would incorporate police input to ensure enforceability. Historical TROs with enforcement challenges were being reviewed collaboratively with Lincolnshire Police.
- On the Blue Badge Holders concerns, Members emphasised the importance of addressing accessibility, such as improving blue badge provisions and ensuring inclusivity in traffic management solutions. They highlighted accessibility issues for blue badge holders, particularly the lack of enforcement outside core hours and the difficulty in obtaining disabled parking spaces in urban areas after 6:30 pm. They finally inquired whether public-submitted photo evidence of violations could be used to address enforcement gaps. Officers gave assurances that these elements were being reviewed in tandem with broader policy updates, ensuring alignment with accessibility requirements. They acknowledged the need for a consistent policy to address accessibility concerns and committed to prioritising this gap.

- Members suggested a need for greater flexibility in speed limit policies, extending beyond just school zones to areas benefitting from reduced speed limits.
- Throughout the debate, Members highlighted the absence of references to the 20mph speed limit motion in the report, questioning whether it was excluded due to timing or other reasons. Officers clarified that the report reflected only the panel's discussions during its tenure. The motion passed in December 2024, came after the panel's deliberations and was therefore not reflected in the published report, yet it is referenced in the Covering Executive Summary Report. Assurances were given that the development and updating of relevant policies would integrate elements raised in the motion and would be documented in the final report. Officers further acknowledged that experiences from other regions, in relation to 20mph speed limits, had been considered during the review, and a comprehensive speed limit policy would be brought back for scrutiny.

RESOLVED

1. That the Committee endorsed the report and supports the proposed recommendations as set out in the report; and
2. that all comments and suggestions raised by this Committee, be shared with the Executive ahead of its consideration of the report in March 2025.

63 WINTER SERVICE – INTERIM REPORT

Consideration was given to a report from Clair Dixon, Policy and Strategic Asset Manager, which provided the Committee with an interim report on the Winter Service. Darrell Redford, Network Resilience Manager, was also in attendance.

In introducing the report, the following matters were highlighted:

- Lincolnshire County Council was responsible for precautionary salting and snow clearance treatments on both carriageways and footways across approximately 3,000 km of Lincolnshire's roads. The precautionary salted network included strategic A and B roads, connections to the county's main villages, access to NHS hospitals, and routes within 500 meters of all primary and secondary schools wherever feasible.
- The winter service plan established a minimum stock of 25,000 tons of salt at the start of the winter season, maintaining at least 15,000 tons throughout the season. The council continued to use treated salt for the 2024-25 season, fully transitioning away from the pre-wetted system. The redundancy of the brine-making equipment was acknowledged, with all such systems over 20 years old removed from Sturton and Pode Hole Depots by 2023, enhancing depot space for alternative uses.
- On the fleet of gritters, noting that four spare gritters scheduled for replacement were expedited for purchase after the leasing company went into liquidation. While originally expected in October for fleet integration, delays meant they would be available by late March to early April. Meanwhile, the gritter supplier provided three spare gritters at no

cost. The authority was equipped with 43 owned gritters plus the three from the supplier for the season.

- As of the report's drafting on 13 January 2025, there were just under 19,351 tons of salt available across the county. A midseason restock occurred at smaller depots, delivering 1,215 tons to Sturton just before Christmas and an additional 1,012 tons to Pode Hole over the holiday period. Ongoing monitoring of salt usage would determine further restocks, primarily planned for summer when prices were lower.
- During the previous winter, the authority carried out 51 precautionary salting runs, using approximately 12,100 tons of salt. This year had seen increased activity, with the operation undertaking two snow runs and 41 precautionary salting runs, utilising 11,580 tons of salt as of 13 January. The increase was largely due to severe weather beginning on 6 January, which resulted in a major incident being declared across Lincolnshire.
- During the severe weather events, the entire fleet of gritters was deployed for over 700 hours, with operations continuing for an additional four days post-event. The costs of these operations were approximately £350,000, with extra resources such as 60 tons of sand being converted into 2,000 sandbags distributed to mitigate flooding. Despite heavy weather conditions, only 25 roads were closed at the peak incident.
- Temperatures dipped as low as -7 degrees Celsius, marking the coldest nights since 2019. Notably, the start of the season had been relatively mild but shifted dramatically on 19 November, requiring several gritting runs and snowplough operations.
- 174 requests for grit bin refills were received, with new bins replacing damaged ones throughout the season. In total, 45 requests had been fulfilled for one-ton salt bags for parish councils.
- As a unique aspect of community engagement, the Policy and Strategic Asset Manager updated the committee on the recent unveiling of the first named gritter, "Snowfall Hudson", named after the BBC weather forecaster Paul Hudson. This initiative planned to continue with the naming of additional gritters based on public submissions, enhancing community visibility and promoting awareness of the council's winter service efforts.
- The report concluded with a reaffirmation of the extensive media coverage received, which aimed to raise awareness of Lincolnshire County Council's gritting efforts and the critical work undertaken during winter services.

Members commended the publication of the newly named gritters, as they highlighted the impact of the gritting work across Lincolnshire. They also noted the financial impact of extreme weather events and thanked Officers for their efforts in ensuring a very effective winter service response.

RESOLVED

1. That the Committee endorse the report and that its satisfaction be recorded in relation to progress updates and assurance provided; and,
2. that comments raised by this Committee, be shared with leading officers and the Executive Member for their information.

64 CIVIL PARKING ENFORCEMENT ANNUAL REPORT 2023/2024

Consideration was given to a report from Matt Jones, Parking Services Manager, which presented the annual Lincolnshire County Council (LCC) Civil Parking Enforcement Annual Report for 2023/2024.

In introducing the report, the following matters were highlighted:

- The report highlighted key performance metrics, including the volume of penalties issued, compliance trends, and the financial outcomes associated with parking management. The report emphasised ongoing efforts to enhance safety and traffic flow, particularly in and around schools and high-demand areas, while also addressing challenges such as workforce capacity and the utilisation of technology for enforcement.
- The Parking Services Manager informed the Committee that the report was structured in the familiar format, offering a recap of parking service activities and initiatives undertaken over the 2023/24 year.
- During the recorded year, there were two solar-powered pay and display machines introduced at the Lincolnshire Coastal Country Park. This development complemented the existing pay-by-phone service, which had been operational for several years. Officers noted a positive increase in activity, with approximately 43,000 transactions recorded in the car parks, which was an uplift of 5,000 from the previous year. He indicated that they had received encouraging feedback from the public, residents, and schools, showcasing some of the positive outcomes generated by the enforcement service.
- In June, the team introduced a new virtual resident permit scheme in Grantham and subsequently assumed administration of the resident scheme in Sleaford from North Kesteven District Council. Officers aimed to provide more comparative data to analyse whether there were increases in permitted vehicles issued, as well as visitor permits processed for residents.
- Processing of requests for parking bay suspensions, such as issuing parking waivers to facilitate events and highway works continued. An example given included the team's recent assistance with race days at Market Rasen Racecourse.
- The report also underscored the proactive patrolling efforts undertaken by the enforcement team, which included welcoming nuisance parking reports from the public. Approximately 4,000 reports had been submitted, reflecting an increase of 1,000, indicating the popularity and effectiveness of this system for residents to voice their concerns regarding parking issues in their local areas.
- Regarding penalty charge notices (PCNs), Officers disclosed that the recorded number of penalties issued had reached an all-time high of around 48,000, particularly in high-traffic urban areas. This increase had stemmed partly from the off-street enforcement of coastal car parks and the introduction of the new permit scheme in Grantham, along with overall enhancements in resource deployment across the county. The Parking Services Manager noted that with the increase in penalty charge issuance, the number of challenges submitted by the public and motorists had also risen. Members learned that the evidenced consistency in their decision-making processes over the years suggested that their operations aligned well with established procedures and parking policies.

- In a breakdown of the financial performance for the parking service, a surplus of £164,000 had been added to the parking enforcement reserves. A significant portion of these reserves was earmarked to support the costs of implementing CCTV enforcement cameras and mobile cameras, set to be introduced in the coming months to monitor non-compliant parking outside schools throughout the county.
- Operational costs of running the service were increasing annually, with an escalation of nearly £200,000 a year. Improvements in patrolling efficiency and responsiveness to nuisance parking requests were impacting the overall issuance of PCNs and the associated income.
- On future plans and consideration of actions in the 2024/25-year, major shifts in enforcement and back-office contracts had been enacted in November 2024. Enhanced technological measures were now being employed to oversee school markings and general enforcement activities. Additionally, a new parking procedures manual was developed, incorporating updates to information regarding the deployment strategies and discretionary processes in place.

During discussion of the report, the following comments were raised:

- Members supported the new Grantham resident parking scheme and the permit scheme that had been implemented in June 2023, noting that it had proven to be successful and continued to meet the needs of residents effectively. Members further acknowledged the hard work done by the team to engage with the community when the permits were being issued, allowing residents to take full advantage of the scheme, and expressed enthusiasm for the potential to extend the scheme further in his division.
- On parking around school pick up times, Members noted when officers were present, parking issues were rarely a problem. Without this support, parking around schools tended to become a free-for-all situation. In seeking clarification regarding the distinction between nuisance parking and obstruction, and whether nuisance parking was simply defined as parking on yellow lines or if it encompassed other scenarios as well, it was clarified that obstruction, such as blocking a pavement, could be enforced if there was a highway restriction in place, like a single or double yellow line. In circumstances where no restrictions existed, it would be a matter for the police. The concept of nuisance parking provided an avenue for the public to report concerns. LCC encouraged people to use the reporting functions to express their concerns, further assuring that they worked closely with the police on such matters. Joint patrols were being planned for school areas to address both the elements that the Council could manage, and those the police were responsible for enforcing.
- On residents' confusion about why their photo submissions were not resulting in enforcement actions, it was confirmed that while LCC welcomed evidence from the public to assess ongoing parking issues, enforcement of parking violations could not be conducted retrospectively based solely on photographs. The presence of an officer on-site at the time of the offense was necessary to issue a penalty charge notice. It was further explained that the introduction of the CCTV scheme aimed to enable rapid deployment of resources for parking enforcement. The idea was that CCTV enforcement

could free up officer time, allowing for quicker responses to nuisance parking reports and improved management of issues as they arose in various locations.

RESOLVED

1. That the Committee endorsed this report and that its satisfaction be recorded in relation to the annual picture of Civil Parking Enforcement, and that the Committee were content with assurances provided in relation to concerns as discussed; and
2. that comments raised by this Committee, be shared with leading officers and the Executive Member for their information.

65 HIGHWAYS AND TRANSPORT SCRUTINY COMMITTEE WORK PROGRAMME

Consideration was given to a report by Kiara Chatziioannou, Scrutiny Officer, which invited the Committee to consider and comment on the content of its own work programme for the year to ensure that scrutiny activity was focused where it can be of greatest benefit.

The Scrutiny Officer highlighted that there were no amendments to the work programme and that the final meeting of the current Council term was scheduled to consider five reports. These were Spending Plan of Lincolnshire's 2025/26 BSIP grant allocation (for pre-decision scrutiny by the Executive Councillor for Highways, Transport and IT between 10 – 14 March 2025); Approach to Transport Strategy Developments - Annual Update; Highways - Quarter 3 Performance Report (01 October to 30 December 2024); Major Work Schemes Report, and Transport - Quarter 3 Performance Report (01 October to 31 December 2024).

RESOLVED

That the Work Programme presented as detailed on pages 173 to 180 of the report pack be noted and agreed.

The meeting closed at 11.49 am

PAPER K

Traffic / Highways Requests

Date of Planning Meeting	Agenda No.	Agenda item	Resolution	Email/letter sent?	Response	Action taken?	Notes
2021 - 2022							
26/05/2021	N/A	TRAFFIC REGULATIONS ORDER REQUEST (Paper L) Committee considered a request from a member of the public to install double yellow lines on Spital Hill from the junction of Hawthorn Avenue heading up towards Corringham Road.	RESOLVED to write to the County Council requesting that the inclusion of double yellow lines be looked into from the Hawthorn Avenue junction heading up towards Corringham Road due to the lack of visibility when cars are parked on the junction.	Letter	28.10.2024 - nothing further - contact Cllr Boles 05.03.2025 - response from Lincolnshire County Council Highways - advising that we contact the Local County Council to see if they support.	13.11.2024 - emailed Cllr Boles 12.02.2025 - letter set up to send to LCC Highways 11.06.2025 - follow up email sent to Cllr Boles	
2022 - 2023							
28/06/2022	PL23/037	To consider Traffic Regulation Order request from Thonock Park for a speed reduction on the Belt Road, Gainsborough, or/and speed calming measures (the current SLOW painted on the road needs re-painting), the junction between The Avenue, The Belt Road and Thonock Park is notoriously bad.	The Committee resolved to support the request for traffic calming measures on the Belt Road.	ASO to write to the County Council and applicant advising the Council support their TRO request.	From Cllr Matthew Boles - "This was discussed at the Gainsborough Transport Strategy Board on Monday (26th September) and will be looked at in conjunction with potential junction improvements at the golf club junction and the junction at the bottom of the hill. It was agreed that one full scheme of works addressing all current & future issues would be the way to progress"		Email chain can be found in "Planning" --> "2024 - Response Log --> "PL23037 - Belt Road Speed Reduction - Thonock Park"
27/09/2022	PL23/116	CCTV Safe zone To consider Cllr Dobbie request for a CCTV safe zone.	The Committee resolved to write to WLDC requesting they look into a CCTV safe zone in the Town Centre.	DC to write to WLDC.	Response from Grant White - "We do have quite comprehensive CCTV cover in the immediate town centre area. Was there any specific scheme or reference the Councillors have discussed in relation to Gainsborough town centre? It may be that we already have the level of coverage and monitoring that matches what has been referred to as a Safe Zone. If there are any other locations that Councillors have reference please let me know and I will look into this further"		Email can be found in "Planning" --> "2024 - Response Log" --> PL23/116
27/09/2022	PL23/117	To consider Cllr Craig issues with traffic on Cross Street.	The Committee resolved to write to the local Lincolnshire County Council to request that LCC look into making Cross Street one way due to road safety concerns.	DC to write to Cllr Young	20.11.2024 response Thank you for the email. Update – When the county highway manager visits the Trent Division early in the new year for a walk about looking at the various issues, this will be discussed. Please make your members aware that TRO's usually take a considerable amount of time to implement as there are a number of legal processes to undertake. I also am aware that Cross Street has previously been investigated for a one way system in the past, and need to explore why it has not been implemented.		14.11.2024 -emailed Cllr Young, on 20.11.2024 received a response Email can be found in "Planning" --> "2024 - Response Log" --> "PL23117 - Cross Street - Cllr Young response" 07.02.2025 - follow up email sent due to resolution: RESOLVED: to NOTE the response: send a letter of thanks and to request any further updates as things develop. If there is no further response by February, to follow up and bring back to February's Planning Committee for updates.
25/10/2022	PL23/187	Land off Corringham Road (The Gap) To consider approaching WLDC to make the area a designated Dog Walk.	The committee resolved to approach West Lindsey District Council requesting the area be turned into a designated dog walk with gated fencing at its northern end.	TC to write to WLDC.	PL23/265- "The Gap off Corringham Road To consider response from WLDC Paper J" The Committee resolved to note the below response from WLDC - Our position currently is that we would not wish for this site to become a specific area for designated dog walking. Our reasons for this are as follows: - The area is identified as Important Open Space in the new Local Plan (Policy S65). Making it designated for dog walking may limit the general public's ability to use it. - The area is currently a well-used pedestrian access connecting different parts of the town and is important for connectivity. This is a public right of way and would need to remain so. - Any designation of dog walking land would require further management and development of the land by the Council, which it is not prepared to do currently. - If the area were to be enclosed for use in this way, it may require planning permission as it could be a material change of use.	Response details can be found in 25.04.2023 minutes	
2023-2024							

Traffic / Highways Requests

25/04/2023	PL23/262	Proposed Waiting Restrictions - North Marsh Road, Gainsborough To consider consultation from LCC regarding proposed waiting restrictions on North Marsh Road	The Committee resolved to support the proposed waiting restrictions on North Marsh Road and request a 20mph zone be implemented.	DC to respond to LCC.			
28/11/2023	PL24/153	Dropped Kerbs (Paper F) Members considered the complaint received regarding the lack of dropped kerbs to enable mobility scooter users access throughout the town.	RESOLVED: to contact the County Councillors requesting consideration be made to extend the network of cycleways and Toucan crossings within the town.	Letter - 29.11.2023 Email sent to Cllr Boles & Cllr Young - 13.02.2025	28.10.2024 - no response yet	11.06.2025 - follow up email sent to Cllr Boles and Cllr Young	
26/03/2024	PL24/237	Lord Street To consider vehicular movement issues on Lord Street, Gainsborough.	RESOLVED: to write to LCC and County Councillor to look at loading and unloading times (i.e. 7am to 9am or 4pm to 6pm), a time limit and no vehicular access on market days.	Letter - 08.04.2024	Determined by the decision relating to the bollards	N/A	Work on bollards - Lord Street and Silver Street - underway currently.
23/04/2024	PL24/261	Traffic Regulation Orders Members considered requests for additional road signage •Request for additional school crossing signage and markings on North Street. •Request for signage and markings at the Church Street + Gladstone Street intersection.	RESOLVED to write to the local County Councillor asking for additional school crossing signage on North Street, and advise of concerns on Church Street / Gladstone Street intersection.	Letter - 29.04.2024	09.05.2025 - Cllr Young responded that the matter would be discussed with the County Highways Manager.	10.03.2025 - follow up email sent to Cllr T Young	
2024-2025							
16/07/2024	PL25/056	Traffic Regulation Orders Members considered two requests from a member of the public for zebra or pelican crossings. 1.Caskgate Street, directly outside Sports Direct on the raised section 2.Ropery Road, before or after the turn into Cobden Street	RESOLVED to support the request for a zebra crossing on Caskgate Street (directly outside Sports Direct) due to the access to the riverside walk and the regeneration of the Baltic Mill site and to write to the local County Councillor asking for it to be looked into.	Letter - 24.07.2024	06.08.2024 - Cllr Young response to Town Clerk inbox: "I can confirm that I made a request to Lincolnshire County Highways for a zebra crossing some months ago and they are currently carrying out a feasibility study. Once they have made a decision I will update you along with the timescales."	11.06.2025 - follow up email sent to Cllr Young	
20/08/2024	PL25/074	Traffic Regulation Order (Paper B) Parking on Etherington Street.	RESOLVED: to write to the ward County Councillor about the enquiry for Etherington Street regarding a specified bay for parking for that specific property.	Letter - 22.08.2024	21.02.2025 - response from Cllr Trevor Young: "Lincolnshire County Council Highways have a policy dealing with individual street parking request, could I suggest that the individual resident writes to County Highways and submits their request."	25.02.2025 - letter has been sent to original enquirer advising of response	
20/08/2024	PL25/075	Traffic Regulation Order (Paper C) Parking on Mercer Road.	RESOLVED: to write to the ward County Councillor regarding extending double yellow lines on Mercer Road from Ropery Road.	Letter - 22.08.2024	28.10.2024 - no response yet	03.03.2025 - follow up email sent to Cllr T Young	
20/08/2024	PL25/076	Coach Parking	RESOLVED: to write to West Lindsey District Council to request coach parking spaces to be allocated in the Poundstretcher carpark on Ropery Road.	Email - 22.08.2024	Coach parking was considered under the current parking strategy 2022-2025. The report, subsequent findings & recommendations went before our Land, Property & Growth board for discussion and actions. The report can be found online here with coach parking found on page 24: West-Lindsey-DC-Appendix-1-Parking-Strategy-Report-Parking-Matters.pdf (patrol-uk.info) As outlined in the report, riverside car park was identified as a potential car park for coach parking however as outlined in the report it is usually difficult to justify using town centre car parks due to the number of bays you would lose, alongside relevant weight limits within proposed car parks & the engineering feasibility etc. With this being the case, at that time it was agreed that the current on-street coach pick up & drop off points provided on both Gladstone Street & Hickman Street alongside long stay coach parking provided at Gainsborough leisure centre is sufficient for demand. There are currently 6 coach parking bays for use at Gainsborough leisure centre. West Lindsey have not had any information or contact to suggest otherwise and contact that we have had with coach companies has always been generally positive with these arrangements. For confirmation the car park strategy is due for renewal next year, again as part of the new parking strategy coach parking will once again be included. Hopefully this helps but if you have any more queries please do not hesitate to drop me an email.		
18/09/2024	PL25/096	Hedgehog Crossing Signs Members considered a request from a member of the public regarding hedgehog crossing signs on The Avenue.	RESOLVED: to support the request, asking Lincolnshire County Council for permission to put temporary signs in place (before purchasing), signs which are reusable for future use on other sites.	Letter - 20.09.2024	28.10.2024 - as of now, no response	Follow up email sent to Cllr M Boles on 12.02.2025 11.06.2025 - follow up email sent to Cllr Boles	

Traffic / Highways Requests

21/01/2025	PL25/201	Dropped kerb request	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.	Email - 30.01.2025	11.02.2025 - as of now, no response 21.02.2025 - response from Cllr T Young requesting further details, we responded specifically informed them that the member of the public has their contact details and may be getting in touch.		
18/02/2025	PL25/225	To consider request from PC Glenn Patchett looking for support to help address school Safety Zones.	RESOLVED: to support the request and write to LCC Highways department, the County Councillor for the area and LCC Councillor Richard Davies about putting school safety zone TROs in place. To send a letter of thanks to PCSO Glenn Patchett, informing them that we support.	21.02.2025 - email sent Letter sent to LCC Highways dated 19.02.2025			We did receive a response from PCSO Patchett sending their thanks.
18/02/2025	PL25/226□	Members considered request from a member of the public regarding extending double yellow lines in 2 separate areas.	RESOLVED: to request that LCC Highways do a survey of the area covered by both I and II, including a review of the junction of Queen Street and Trinity Street due to traffic congestion issues as we have received complaints about turning into Queen Street, and a review of the parking on Sandsfield Lane towards Tesco.	Letter sent dated 19.02.2025			
20/05/2025	PL26/016	Members considered a request from a member of the public regarding parking issues on Arkwright Street and Northolme.	RESOLVED: to request that the County Councillor for the area and Lincolnshire County Council review the parking issues on Arkwright Street and Northolme and to enquire about installing 'no parking' signage.	Email sent on 21.05.2025	County Councillor Trevor Young tagged us in a email in response to an LCC officer - this requested time to include the issue on a walkaround of the area, scheduled for the week commencing 26th May.		