

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 Richard Thompson

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor Paul Hooton

Councillor Doug Owles

Councillor Glenn Puxty

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 19 August 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

PL26/063 Apologies for Absence

To note apologies for absence.

PL26/064 Declarations of Interest

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

PL26/065 Dispensation Requests

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

PL26/066 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.

PL26/067 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 22 July 2025 (pages 4 to 8)

PL26/068 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00734](#) (received 21/07/25) any observations to make on the application, please make them by 25/08/2025

Proposal: Planning application for replacement windows to front 1st floor from old aluminium windows to wooden sash windows. Change of old wooden window to kitchen 1st floor rear to new wooden framed window.

Location: Bearded Fisherman, 20 Market Place, Gainsborough

PL26/069 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00756](#) (received 25/07/25) any observations to make on the application, please make them by 25/08/2025

Proposal: Planning application for replacement storage unit.

Location: 19 Market Street, Gainsborough

PL26/070 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00785](#) (received 04/08/25) any observations to make on the application, please make them by 08/09/2025

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 fence being variation of condition 2 of planning application WL/2025/00074 granted 30/04/2025 - extent of refurbishment works increased to entrance door and portico Site 2.

Location: Richmond House, Morton Terrace, Gainsborough

PL26/071 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00786](#) (received 04/08/25) any observations to make on the application, please make them by 08/09/2025

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 being variation of condition 2 of listed building consent WL/2025/00075 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.

Location: Richmond House, Morton Terrace, Gainsborough

PL26/072 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00811](#) (received 11/08/25) any observations to make on the application, please make them by 15/09/2025

Proposal: Planning application for erection of 1no. storage building.

Location: Elite House, Unit 1, Somerby Court, Somerby Park, Gainsborough

PL26/073 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00091 GRANTED (Committee)

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

Location: 87 All Saints Mews, North Street, Gainsborough

Paper B (pages 9 to 21)

PL26/074 Street Naming Requests

To consider street naming requests received (if any).

PL26/075 Tree Preservation Orders

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

PL26/076 Home Vehicle Charging

To consider supporting infrastructure for home vehicle charging.

Paper C (pages 22 to 26)

PL26/077 Archer Survey

To receive results of the Archer survey, which was installed on the A156, Lea Road, Gainsborough.

Paper D (pages 27 to 33)

PL26/078 Asset of Community Value

To receive update on submitted Asset of Community Value application for land at Bracken Park.

Paper E (pages 34 to 36)

PL26/079 Items for Notification

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

PL26/080 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 16 September 2025 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 14 August 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 22 July 2025** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor James Plastow (Chair)

Councillor Mark Binns

Councillor Michael Devine (sub)

Councillor Paul Key

Councillor Glenn Puxty

Councillor Stephen Blogg

Councillor David Dobbie

Councillor Doug Owles

Councillor Richard Thompson

In Attendance:

Natasha Gardener

Assistant Clerk

There were no questions or comments from members of the public.

PL26/042 Apologies for Absence

Apologies for absence were received from Councillor P Hooton.

PL26/043 Declarations of Interest

No declarations of interest were made.

PL26/044 Dispensation Requests

No dispensation requests were received.

PL26/045 Items for Exclusion of Public and Press

No items for exclusion of public and press.

6:31pm – Councillor Key left the meeting.

6:32pm – Councillor Key returned to the meeting. Councillor Puxty arrived at the meeting.

PL26/046 Minutes of the Previous Meeting

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 17 June 2025 be approved as a true and accurate record and signed by the Chair.

Note: Councillors Devine, Owles and Puxty abstained on voting on the above resolution.

PL26/047 Planning Application

Application Ref No: WL/2025/00680 (received 04/07/25) any observations to make on the application, please make them by 04/08/2025

Proposal: Reserved matters application for Phase 1 to erect 454no. dwellings, considering appearance, landscaping, layout and scale, following outline planning permission 138921 granted 29 August 2019 - being variation of condition 1 of planning permission 145951 granted 23 February 2023.

Location: Land at Foxby Lane, Gainsborough

RESOLVED: to support the application but to query if there is sufficient parking for the houses with increased bedrooms. To note the footpath from the western side of Foxby Lane to Bluebell Wood, but to query about direct access to the wood. To request that West Lindsey District Council Planning Committee review the application.

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

PL26/048 Planning Application

Application Ref No: WL/2025/00695 (received 09/07/25) any observations to make on the application, please make them by 11/08/2025

Proposal: Advertisement consent to display 4no. fascia signs.

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

RESOLVED: to support the application.

PL26/049 Planning Application

Application Ref No: WL/2025/00699 (received 10/07/25) any observations to make on the application, please make them by 11/08/2025

Proposal: Planning application for installation of a 1.8m fence.

Location: 29 Riseholme Road, Gainsborough

RESOLVED: to support the application.

PL26/050 Planning Application

Application Ref No: WL/2025/00709 (received 15/07/25) any observations to make on the application, please make them by 18/08/2025

Proposal: Planning application for the erection of a 'WeBuyAnyCar' pod structure.

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

RESOLVED: to request further information due to safety and security concerns about the vehicles being stored on-site, potential vandalism and fire risk, and to query vehicle collection times due to shopping foot traffic.

Note: Councillor Puxty voted against the above resolution.

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

PL26/051 Planning Application

Application Ref No: WL/2025/00712 (received 15/07/25) any observations to make on the application, please make them by 18/08/2025

Proposal: Listed building consent for replacement of rotten floor timbers and skirting boards to 2no. walls and installation of 2no. cast iron airbricks to the front elevation.

Location: Gainsborough Quaker Meeting House, 22 Market Street, Gainsborough

RESOLVED: to support the application.

PL26/052 Planning Application

Application Ref No: WL/2024/00019 (received 15/07/25) any observations to make on the application, please make them by 05/08/2025

Proposal: Planning application for 2no. drive-thru commercial units and a car rental facility with associated access, parking, servicing, landscaping and infrastructure.

Location: Land at Carr Lane, Gainsborough

Amended Site Plan / Energy and Sustainability Report / Detailed Landscape Proposals / BNG Assessment and Metric

RESOLVED: to request further information.

Note: Councillors Devine and Dobbie voted against the above resolution.

Note: Councillor Plastow abstained on voting on the above resolution.

Note: Councillor Key requested it be recorded in the minutes that Councillor Key raised concerns about car safety and security in the area, Councillor Dobbie stated this was a racial statement, Councillor Key responded that this was not what he had said.

PL26/053 Decision Notice (Paper B)

Application Ref No: WL/2025/00431 GRANTED (Committee)

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

Location: 20 Hickman Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/054 Decision Notice (Paper C)

Application Ref No: WL/2025/00326 GRANTED (Committee)

Proposal: Planning application for partial change of use to form three self-contained apartments, alterations to an existing retail unit, repairs to flat roof outbuildings, works to existing external doors and windows including the installation of a smoke vent to the roof, internal alterations and associated works.

Location: 33 Lord Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/055 Decision Notice (Paper D)

Application Ref No: WL/2025/00327 GRANTED (Committee)

Proposal: Listed building consent for partial change of use to form three self-

contained apartments, alterations to an existing retail unit, repairs to flat roof outbuildings, works to existing external doors and windows including the installation of a smoke vent to the roof, internal alterations and associated works.
Location: 33 Lord Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/056 Street Naming Requests (Paper E)

i. New development on Heapham road

RESOLVED: to support the name The Roses for new development on Heapham Road.

PL26/057 Tree Preservation Orders

No tree preservation orders were received.

PL26/058 Gainsborough Northern SUE (Paper F)

RESOLVED: to share details on the Town Council's website and social media about the consultation.

Note: Councillor Key abstained on voting on the above resolution.

PL26/059 School Safety Zones (Paper G)

RESOLVED: to NOTE the update.

PL26/060 Asset of Community Value

RESOLVED: to NOTE the update.

PL26/061 Items for Notification

i. Baltic Mill – received verbal update on graffiti wall and metal structure – this can now be removed from the agenda.

ii. Footpath Mayfield to Margaret Close

PL26/062 Time and Date of Next Meeting

RESOLVED: to NOTE the date and time of the next Planning Committee meeting is scheduled for Tuesday 19 August 2025 at 6:30pm.

The meeting closed at 7:56pm.

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

PAPER B

Planning Permission

Name and address of applicant

Nadine Buttigieg
87 ALL SAINTS MEWS
NORTH STREET
GAINSBOROUGH
DN21 2HU

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
29/01/2025

Application number:
WL/2025/00091

Particulars and location of development:

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

Location:

87 ALL SAINTS MEWS
NORTH STREET
GAINSBOROUGH
DN21 2HU

Part Two – Particulars of decision

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

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

1. The development hereby permitted 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 and documents:

- Site Plan ref: Location Plan Gainsborough TQRQM25019143922125
- Block Plan ref: Site Plan Gainsborough TQRQM25019152710014

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 Policy S53 of the Central Lincolnshire Local Plan.

3. On site staffing numbers shall not exceed those figures detailed in the submitted Statement of Purpose (received 10/06/2025) and the use shall only provide care accommodation for a maximum of 3 children at any one time.

Reason: In order to maximise the sustainability of the development to accord with the National Planning Policy Framework and local policies S23 & S53 of the Central Lincolnshire Local Plan.

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

None.

Notes to the Applicant

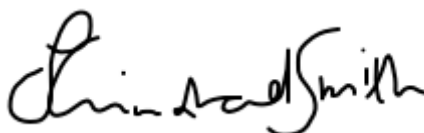
Reducing Energy Consumption in Existing Buildings Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below: 'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, 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-energy-efficiency-specification-and-guidance-1>

Date: 23/07/2025

Signed:



Sally Grindrod-Smith

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/2025/00091

PROPOSAL: Planning application for the change of use of an existing residential (dwelling) to a C2 accommodation.

LOCATION: 87 ALL SAINTS MEWS NORTH STREET GAINSBOROUGH
DN21 2HU

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: EoT until 23/07/2025

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Conditions

Description:

The proposal seeks permission for the change of use of an existing dwellinghouse (C3 dwellinghouse) to Care Home (C2 residential institution) usage to house 3no. 16–17-year-old Children who are either in care or are care leavers.

The application site features an existing semi-detached dwelling and is located within Gainsborough, in proximity to the Town Centre. The proposal does not seek any external changes to the existing dwelling

Relevant Planning History

Reference	Proposal	Decision
M04/P/1048	ERECT 9 DWELLINGS	Grant subject to conditions 28/10/04

Representations

Gainsborough Parish Council: The parish council made the following comments:

RESOLVED: to comment that there are concerns regarding the intended use and position of the property and recommend that WLDC Planning Committee review the application.

Local residents: No letters of comment received.

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

Date Checked: 24/03/2025

Relevant Planning Policies and Legislation:

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

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S23 Meeting Accommodation Needs

S47 Accessibility and Transport

S49 Parking Provision

S53 Design and Amenity

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

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

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

Relevant policies of the NP include:

NPP 1 Sustainable Development

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Draft Local Plan / Neighbourhood Plan (Material Consideration)

Main Considerations:

- Principle of development:
- Design and visual amenity:
- Neighbouring/Residential amenity
- Highway safety and parking provision:
- Other Considerations:

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.

As per Policy S1 of the CLLP the application site is located within tier 2 by virtue of its location within Gainsborough, a Main Town.

Policy S23 of the CLLP states that *Residential care accommodation, which is designed to accommodate those who need some form of on-site assistance, should be located in a settlement in levels 1 to 4 of the Settlement Hierarchy. If a demonstrable need is identified away from these settlements, then the proposal must demonstrate that access to a range of services and facilities is possible, taking account of the likely occupants of such accommodation.*

As per a statement provided by the applicant, the proposed accommodation “will be used to house 3 young people aged 16-17 that are under the care of the local authority” It was further noted that the aim is to provide supported accommodation in order to enable 16 -17 year olds to build life skills prior to them turning 18 and exiting the Local Authorities care.

A Statement of Purpose has since been provided confirming that the proposed accommodation would be “supported accommodation for individuals supported through youth and leaving care who are aged 16-17 who have relatively high or increasing levels of independence, who are ready to gain

further skills to prepare for adult living, and who do not need the degree of care or type of environment provided in a children's home or foster care".

It was further clarified by the applicant that the proposed supported accommodation differs materially from a Childrens Home and would be covered by The Supported Accommodation (England) Regulations 2023. The applicant was advised of this distinction via the Senior Commissioner at Lincolnshire County Council.

On this basis it is considered that the proposed reduced staffing levels identified within the Statement of Purpose (SoP) would appear to be sufficient to support the proposed use.

Given that the application site is located in Gainsborough, within level 2 of the settlement hierarchy, in close proximity to town centre services, it is therefore considered that the proposed change of use would, in principle, accord with relevant Policies S1 and S23 of the Central Lincolnshire Local Plan and Policy NPP1 of the Gainsborough Town Neighbourhood Plan

Design and Visual Amenity

Local Plan Policy S53 states that all development 'must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.' Development must *'relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area'.* It further states that development should *'contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness', 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.'*

No external alterations are proposed to the existing building, access or boundary treatments. It is therefore considered that the proposal will not unacceptably harm the character and appearance of the locality or the existing building in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Residential Amenity

Policy S53 of the Central Lincolnshire Local Plan requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses,

noise, vibration, odour, and the creation of safe environments amongst other things.

The nearest neighbouring dwellings to the application site are 116 & 114 Church Street to the west, flats 1-22 North Street to the North and no.85 All Saints Mews to the south. Given that the proposal seeks to provide residential care for 3no. 16-17 year olds, it is not considered that on site activities arising from the use would cause an impact beyond that of a residential dwelling and would not introduce an unacceptable degree of harm to the residential amenity of the occupants of neighbouring dwellings.

It is therefore considered that the proposal will not unacceptably harm the living conditions of neighbouring occupiers as required by the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

Highway Safety and Parking Provision

The application seeks permission for the change of use from Dwellinghouse C3 to Care Home C2 for a maximum of 3no. children.

The site is accessible via North Street, with access to the rear of the property provided via a shared access serving multiple dwellings. Further information was requested with regards to the proposed parking and staffing arrangements which was clarified within the submitted statement of purpose (SoP).

The proposed staffing arrangements would be as follows as per the submitted SoP:

one member of staff at the service between the hours of 9am – 9pm (daytime) and one member of staff 9pm-9am (nighttime) and one member of concierge staff on duty from 9am – 9pm and 9pm-9am.”

Upon visiting the application site, it was noted that allocated parking spaces are not provided to the rear of the property, with the area of tarmac hardstanding to the rear full of vehicles parked in irregular locations with no formal layout. This was raised with the applicant who noted that the spaces are on a “*first come first served basis*”.

Lincolnshire County Council Highways have been consulted on the application and raised no objections based upon the submitted information.

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Appendix 2 of the CLLP, which is referred to in Policy S49, requires 1 parking space per FTE staff, plus 1 space per 5 beds visitor spaces for Residential Institutions.

Despite the lack of allocated parking spaces within the parking area to the rear of the host dwelling, given the limited staffing proposed to serve the facility, it is considered that the 1no member of staff and 3no. children would

not present a material difference from a typical family and would be unlikely to introduce a level of harmful intensification on site.

In order to ensure the proposed operations on site would not exceed the staffing figures identified within the submitted Statement of Purpose (SoP) a condition will be attached ensuring that staffing levels on site do not exceed those set out within the submitted SoP.

Based upon the above assessment it is therefore considered that the proposed change of use would be in accordance with Policy S49 of the Central Lincolnshire Local Plan and would not be able to provide suitable off-street parking provision for Staff and Visitors.

Other matters:

Contamination

The application site is located within a contaminated land buffer zone. Given that the proposed development relates to a change of use rather than the development of a new dwelling or commercial business it is not anticipated that any increased risk with regards to contamination would be encountered as a result of the proposed development.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S23 Meeting Accommodation Needs, S47 Accessibility and Transport, S53 Design and Amenity of the Central Lincolnshire Local Plan 2023 and Policy NPP1 of the Gainsborough Town Neighbourhood Plan 2021. 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. Based upon the above assessment it is considered that the proposed development would accord with all relevant policy, permission is therefore **GRANTED** 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 and documents:

- Site Plan ref: Location Plan Gainsborough TQRQM25019143922125
- Block Plan ref: Site Plan Gainsborough TQRQM25019152710014

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 Policy S53 of the Central Lincolnshire Local Plan.

3. On site staffing numbers shall not exceed those figures detailed in the submitted Statement of Purpose (received 10/06/2025) and the use shall only provide care accommodation for a maximum of 3 children at any one time.

Reason: In order to maximise the sustainability of the development to accord with the National Planning Policy Framework and local policies S23 & S53 of the Central Lincolnshire Local Plan.

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

None.

Notes to the Applicant

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-energy-efficiency-specification-and-guidance-1>

Decision Level: Delegated**Human Rights Implications:**

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

Legal Implications:

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

Prepared by: Josh Turner**Date:** 15/07/2025**Authorising Officer:****Date:** 22/07/2025

PAPER C

Could we have this discussed at the next planning committee? I would want to support this type of improvement in the infrastructure of our Town.

Regards David.

From:

Sent: Friday, July 25, 2025 1:28

To: cllr.d.dobbie@gainsboroughtc.gov.uk

Cc: edward.leigh.mp@parliament.uk

Subject: Application for Car Charging pavement Gul-e

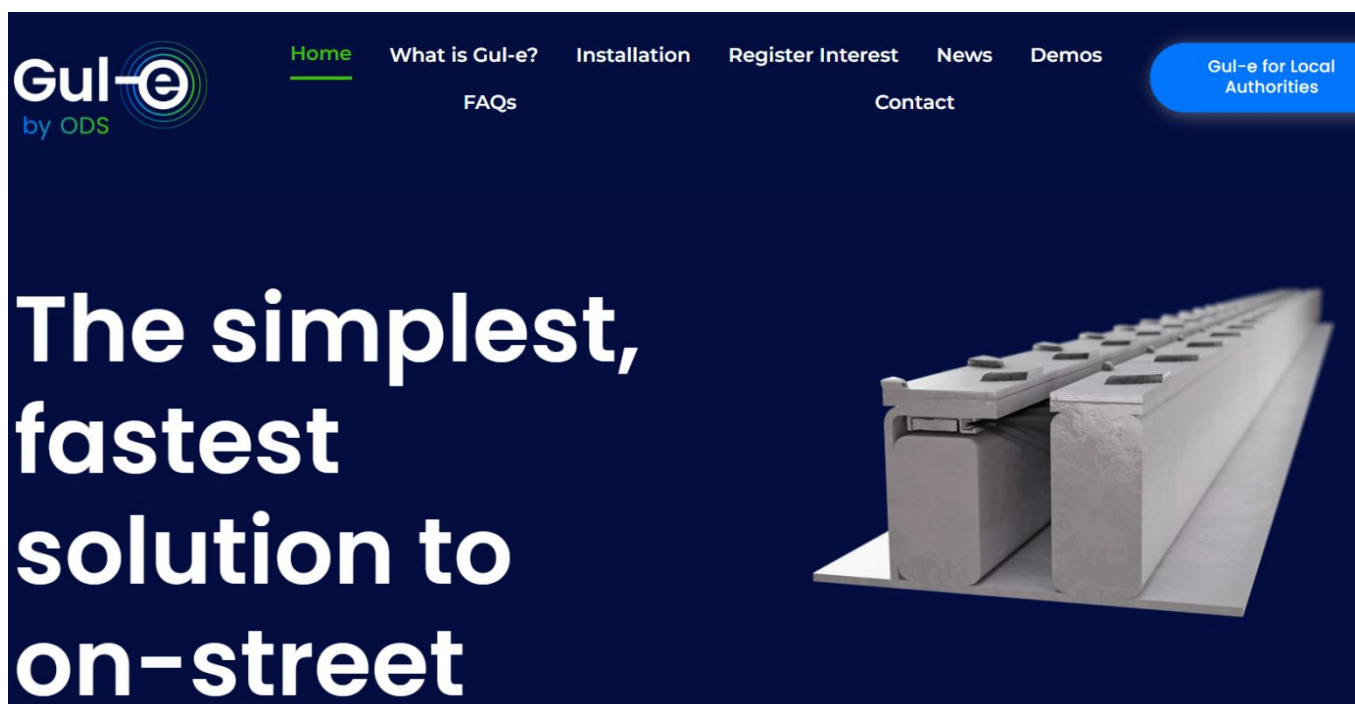
Hello Mr Dobbie,

Many thanks for taking my call to discuss my requirement/ application to Lincolnshire Highways for the use of a safe use of charging cable outside my home in Gainsborough. I don't have a driveway at my property and being a Motobility car user I have placed my order for an electric vehicle. I want to aid my impact on the environment and found when asking the relevant department for permission to have a Gul-e as shown below fitted outside my front gate to the curb at my expense I have been advised it isn't something the authority are helping me to achieve.

I appreciate your support for us to post an application to the local authority to pass this incentive and your help through council for others.

I have added Sir Edward Leigh to this email as he may help you to look further into this issue and move forward to a positive change.

Regards



From:

Sent: Thursday, July 31, 2025 11:04:19 am

To: Councillor David Dobbie; LEIGH, Edward

Subject: Fw: Thank you for registering your interest in Gul-e by ODS.

Hi Gentlemen,

With reference to my appeal to have Lincolnshire Highways Department consideration to approve a home through pavement alternative for persons to access charging from a home without off street parking.

I received the following email from Gul-e that are also attempting to work with the county council to have the safety passed for the use of such equipment. As the government have a 25 million pound subsidy to enable councils to adopt such EV charging I hope this will help you take your proposals forward.

Regards

From: Joshua Ferris <Joshua.Ferris@odsgroup.co.uk>

Date: 30 July 2025 at 14:46:04 BST

To:

Subject: Thank you for registering your interest in Gul-e by ODS.

Thank you for registering your interest in [Gul-e](#) by ODS.

Currently, the deployment of Gul-e units within public highways is subject to approval from the relevant Local Authority. This precaution is necessary due to the need for clear guidelines on insurance, regulations, liabilities, and maintenance responsibilities.

Our team is working in the background to simplify these regulatory and procedural requirements to promote the broader adoption of innovative solutions like Gul-e, and we will also be contacting your Local Authority to confirm the status of a Gul-e trial in your area. We will keep you updated about any developments.

In the meantime, please visit the [FAQs page](#) on the Gul-e website for more information about our cross-pavement EV Charging solution.

Thank you for contacting Gul-e by ODS.

Taken from LCC website regarding Charging electric vehicles on-street

<https://www.lincolnshire.gov.uk/roads-transport/electric-vehicles/3>

Charging electric vehicles on-street

If you do not have a driveway or other off-street parking, you may still be able to safely charge an EV from your property if you can park directly outside your property. The person charging the vehicle must adhere to any parking restrictions that may be in place and not obstruct the footway or any accesses. It is the responsibility of the person charging the vehicle to avoid putting themselves and others at risk when trailing a cable across a footway or an area people may cross.

Vehicles should be parked as close to the property as possible to reduce the cable length required. You should run the cable along the carriageway channel against the kerb where an EV cannot be parked immediately outside the property. The recommended maximum distance to charge an EV from the property is 10 metres (approximately two car lengths).

The cable must not cross the carriageway, so your vehicle should always be parked on the same side of the road as your property, with the charging point as near the kerb as possible.

Any required extension lead should be suitable for external use. It is the resident's responsibility to ensure that the cable does not cause a danger or a nuisance to the public.

Cables must be laid flat with a cable guard covering them. They should not be extended from an upper storey to a vehicle or hung from any street furniture, including lamp columns or trees. A cable must only be placed over the footway when the vehicle is charging and should be removed when not in use.

When considering adding a proprietary charging point to their home, residents need to consider current planning regulations and whether a charging point may obstruct the footway (in the case of a terraced house). You can find further guidance on [planning permission for electric vehicle charging points here](#).

Using a cable guard

You must use a cable guard to safely get the cable from your property boundary to your vehicle. Cable guards are regularly used in public spaces and areas of high footfall to cover cables/wires temporarily.

The cable guard should cover the area which will be walked across, including the width of the footway and verge between the property and the vehicle.

The cable guard must be non-slip and have contrasting colour markings in yellow or a similar highly visible colour. It must have anti-trip sloped sides and be rigid enough for outdoor use.

Charging your vehicle

When charging your vehicle on-street, you must adhere to the following:

- Park as close to your electrical outlet as possible
- Minimise the distance needed for the cable to cross the footway
- Run the cable along the kerb edge to reduce trip hazards
- Use a suitable proprietary cable protector/guard with contrasting colours to highlight the cable and minimise trip hazards

When charging your vehicle on-street, you must not do the following:

- Trail unprotected cables across the footway
- Leave extension leads placed on the footway
- Hang cables from upstairs windows or on streetlights, signposts or any other object at height
- Park opposite your property whilst charging, leaving a cable across the road – whether protected or not
- Park in contravention of local parking restrictions, such as double yellow lines
- Obstruct the footway by parking your vehicle on it

PAPER D

Good afternoon,

I have been asked by Rob Hook to reply to you with the results of the Archer survey, which I installed on the A156, Lea Road, Gainsborough. Rob is the Enforcement Delivery manager and has seen the full report and made the LRSP enforcement decisions.

The calibrated technical data recording equipment was located:

1. 25050901 - On a lamp post opposite 160
2. 25050907 - On a lamp post outside 272

The survey commenced on the 10/05/2025 and continued for a full seven-day period.

Analysis of the speed data showed that the average speed of vehicles was:

1. 25050901: 26.1 mph in a 30-mph limit. The speed data showed evidence that some vehicles were exceeding the speed limit at a speed that would make the drivers liable to action or prosecution by the Police.
2. 25050907: 27.2 mph in a 30-mph limit. The speed data showed evidence that some vehicles were exceeding the speed limit at a speed that would make the drivers liable to action or prosecution by the Police.

I have researched the collisions involving personal injury for the last 3-year period up to a date of 31/05/2025 and there have been 7 recorded collisions. These were not speed related.

Highways engineers within the Road Safety Partnership have assessed the area and inform me that no engineering casualty reduction measures were identified.

The Government is committed to ensuring that the process for deploying speed cameras is transparent and that cameras are only used at locations where they can make a demonstrable reduction in speed related casualties. The only form of speed enforcement that the LRSP can carry out is with the use of speed cameras; however, the site selection process has to comply with the criteria set out by the Department for Transport. This criterion includes locations where there is a history of speed related injury collisions supported by evidence of a high degree of non-compliance with the speed limit. In that respect Lincolnshire Police through the Road Safety Partnership adheres to the site selection criteria set out by the Department for Transport to ensure that the process is completely transparent and that cameras are only used as a casualty reduction measure.

The results of the survey together with an analysis of the collision data show that the criteria required for either fixed or mobile speed camera enforcement is not met.

Speed cameras are only one part of Lincolnshire Police Speed Enforcement Strategy, and the details of the surveys have been shared with the Neighbourhood Policing Team and the Roads Policing Unit for them to undertake enforcement when resourcing allows of which we have no control over.

The 85th percentile for driving is a traffic engineering concept used to set speed limits and assess safe driving behaviour. It refers to the speed at or below which 85% of drivers are observed to travel under free-flowing conditions (i.e., no congestion or enforcement influence).

In simpler terms:

If you measured the speed of 100 drivers on a road:

- * The 85th fastest driver sets the 85th percentile speed.
- * 15% of drivers go faster than this, and 85% go this speed or slower.

The 'SAW' refers to those drivers that would fall within the option of receiving a Speed Awareness Course instead of prosecution.

Kind regards

Simon Hart
Data Collection Analyst
Lincolnshire Road Safety Partnership
Witham House
Lincoln
LN5 8HE

<mailto:staying.alive@lincolnshire.gov.uk>

Lincolnshire Road Safety Partnership

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

Archer Analysis		A156, Lea Road, Gainsborough		Site Ref: 25050901	
Speed Limit:	30	Survey Date:		10/05/2025 to 16/05/2025	

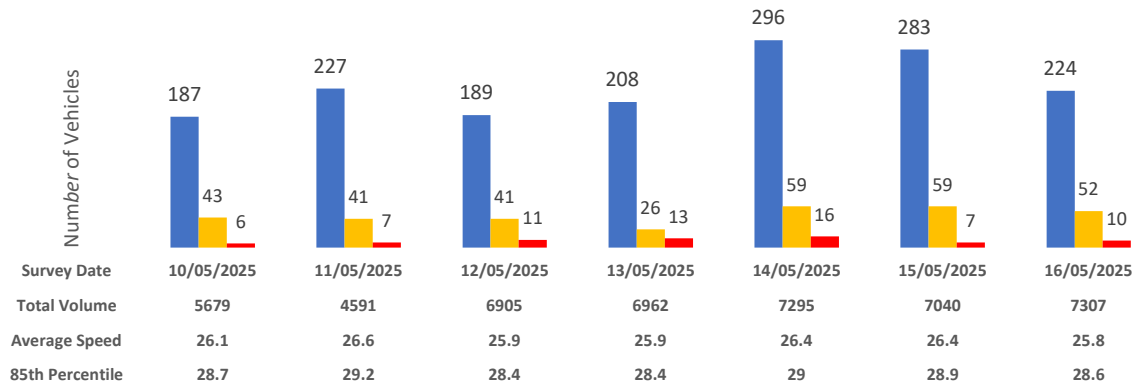
Channel: Towards Lincoln						
	Weekdays (Mon-Fri)		Weekend (Sat & Sun)		Full Week	
Daily Average Flow	7101.8		5135.0		6539.9	
Average Speed	26.1		26.3		26.2	
85th %ile	28.7		28.9		28.8	
Number Over Limit	298.8	4.2%	255.5	5.0%	286.4	4.4%
SAW	47.4	0.7%	42.0	0.8%	45.9	0.7%
1-4mph Above	240.0	3.4%	207.0	4.0%	230.6	3.5%
5-9mph Above	40.8	0.6%	32.5	0.6%	38.4	0.6%
10-19mph Above	11.6	0.2%	15.0	0.3%	12.6	0.2%
20-29mph Above	5.0	0.1%	0.5	0.0%	3.7	0.1%
30 mph + Above	1.4	0.0%	0.5		1.1	0.0%

Channel: Towards Gainsborough						
	Weekdays (Mon-Fri)		Weekend (Sat & Sun)		Full Week	
Daily Average Flow	6658.4		4800.5		6127.6	
Average Speed	25.8		26.3		25.9	
85th %ile	28.8		29.4		29.0	
Number Over Limit	416.4	6.3%	398.5	8.3%	411.3	6.7%
SAW (35-42)	63.8	1.0%	69.5	1.4%	65.4	1.1%
1-4mph Above	346.8	5.2%	324.0	6.7%	340.3	5.6%
5-9mph Above	58.0	0.9%	61.0	1.3%	58.9	1.0%
10-19mph Above	10.0	0.2%	12.5	0.3%	10.7	0.2%
20-29mph Above	1.4	0.0%	1.0	0.0%	1.3	0.0%
30 mph + Above	0.2	0.0%	0.0	0.0%	0.1	0.0%

Combined Channels									
Survey Date	Speed Limit	Daily Flow	Average Speed	85th Percentile	% Above Limit	% SAW	% 10 - 19mph over limit	% 20mph - 29mph over limit	% 30mph+ Above Limit
10/05/2025 to 16/05/2025	30	12667.4	26.1	28.9	5.5%	0.9%	0.2%	0.0%	0.0%

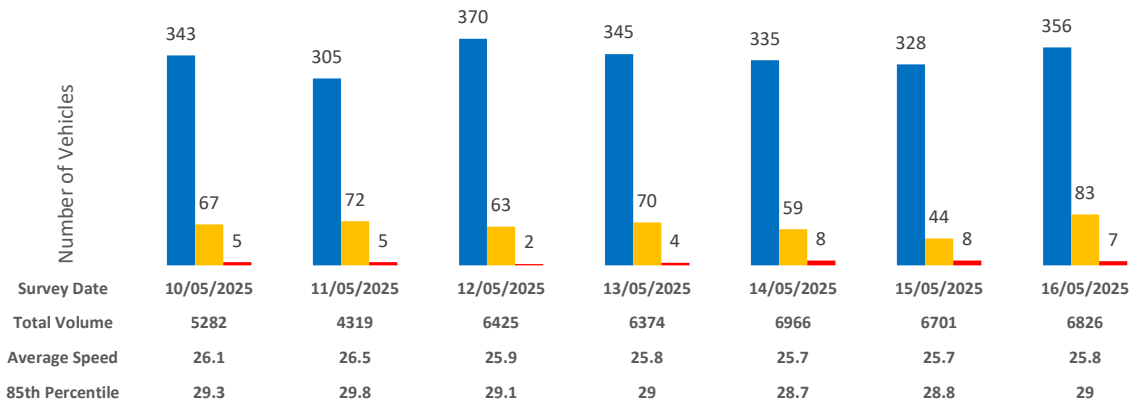
Towards Lincoln

■ (No Police Action)
 ■ Speed Awareness Workshop
 ■ Prosecution



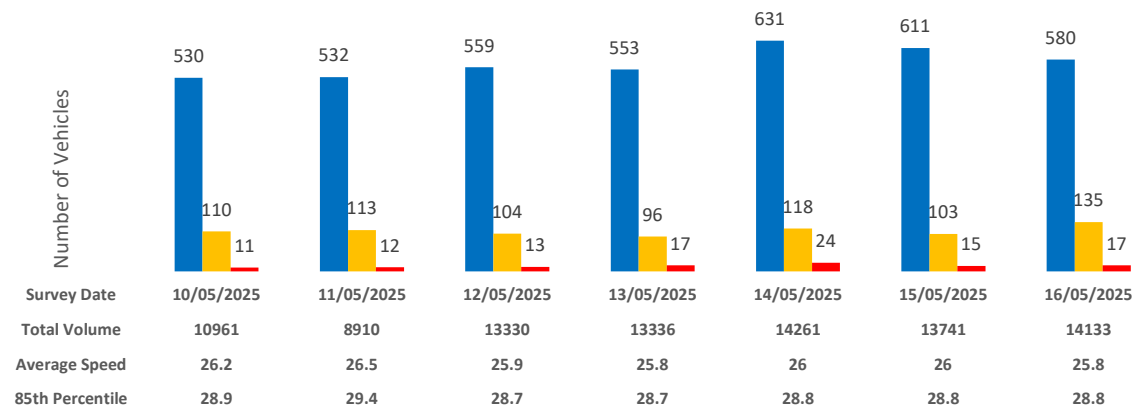
Towards Gainsborough

■ (No Police Action)
 ■ Speed Awareness Workshop
 ■ Prosecution



Combined Total Flow

■ (No Police Action)
 ■ Speed Awareness Workshop
 ■ Prosecution



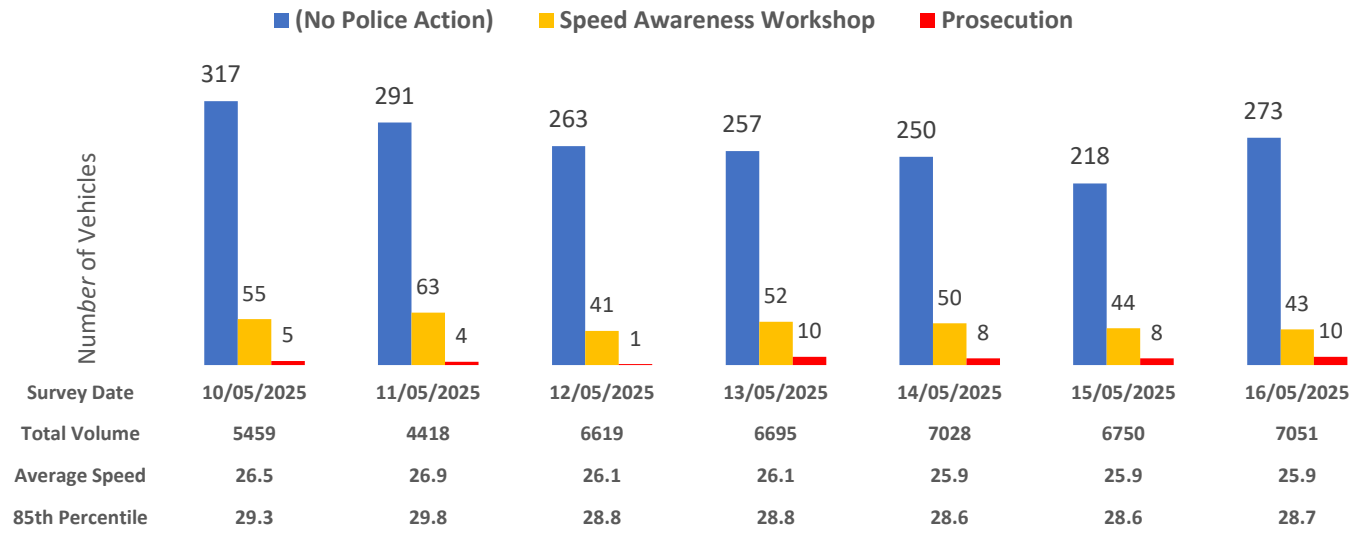
Archer Analysis		A156, Lea Road, Gainsborough		Site Ref: 25050907	
Speed Limit:	30	Survey Date:		10/05/2025 to 16/05/2025	

Channel: Towards Gainsborough						
	Weekdays (Mon-Fri)			Weekend (Sat & Sun)		Full Week
Daily Average Flow	6828.6			4938.5		6288.6
Average Speed	26.0			26.7		26.2
85th %ile	28.7			29.5		28.9
Number Over Limit	305.6	4.5%		367.5	7.4%	323.3
SAW	46.0	0.7%		59.0	1.2%	49.7
1-4mph Above	252.2	3.7%		304.0	6.2%	267.0
5-9mph Above	41.8	0.6%		54.5	1.1%	45.4
10-19mph Above	8.8	0.1%		7.5	0.2%	8.4
20-29mph Above	1.6	0.0%		1.5	0.0%	1.6
30 mph + Above	1.2	0.0%		0.0		0.9

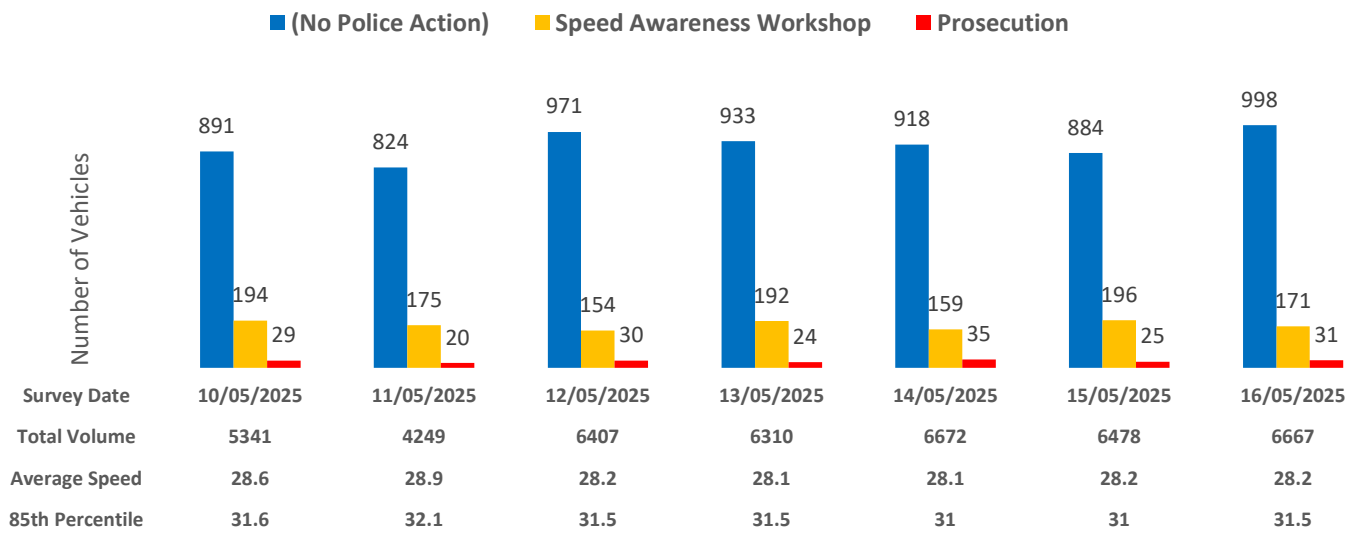
Channel: Towards Lincoln						
	Weekdays (Mon-Fri)			Weekend (Sat & Sun)		Full Week
Daily Average Flow	6506.8			4795.0		6017.7
Average Speed	28.2			28.7		28.3
85th %ile	31.1			32.1		31.4
Number Over Limit	1144.2	17.6%		1066.5	22.2%	1122.0
SAW (35-42)	174.4	2.7%		184.5	3.8%	177.3
1-4mph Above	940.8	14.5%		857.5	17.9%	917.0
5-9mph Above	152.4	2.3%		159.5	3.3%	154.4
10-19mph Above	40.6	0.6%		44.5	0.9%	41.7
20-29mph Above	8.4	0.1%		4.0	0.1%	7.1
30 mph + Above	2.0	0.0%		1.0	0.0%	1.7

Combined Channels									
Survey Date	Speed Limit	Daily Flow	Average Speed	85th Percentile	% Above Limit	% SAW	% 10 - 19mph over limit	% 20mph - 29mph over limit	% 30mph+ Above Limit
10/05/2025 to 16/05/2025	30	12306.3	27.2	30.1	11.7%	1.8%	0.4%	0.1%	0.0%

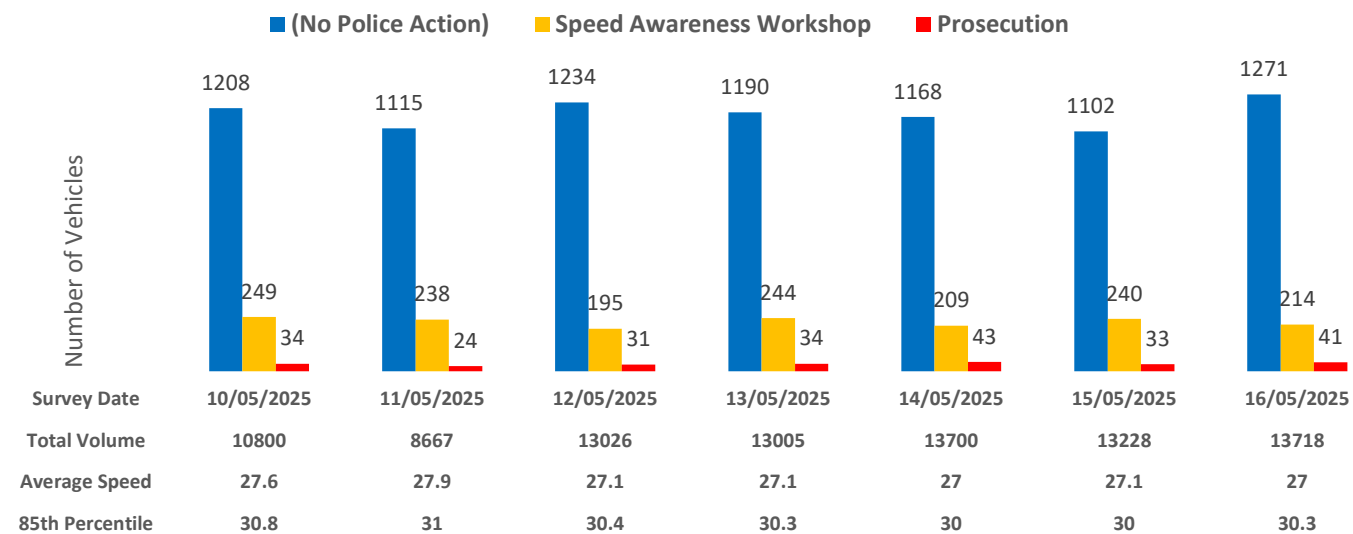
Towards Gainsborough



Towards Lincoln



Combined Total Flow



PAPER E

Your contact for this matter is:

Communities Team
communityrights@west-lindsey.gov.uk

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

Dear Natasha,

**Community Right to Bid
Part 5 Chapter 3 Localism Act 2011
Assets of Community Value (England) Regulations 2012**

Property: Land South of Corringham Road – Section A

Reference: ACV25-26 02

Date: Tuesday, 29 July 2025

I am writing to advise you that the Council has received your nomination for the property detailed above to be registered as an Asset of Community Value.

The Council must now consider whether the property meets the criteria for being registered as an Asset of Community Value. We will check the nomination to ensure eligibility criteria is met, full information has been provided and that the asset isn't in an excluded category.

We will write to you and the owner with the outcome of the nomination. If the nomination is successful, the property will be added to our Assets of Community Value Register. If the nomination is unsuccessful, we will provide details explaining why.

We must decide on all new nominations within 8 weeks from the date of receiving it. The deadline for us to decide on this nomination is Wednesday, 27 August 2025.

Yours sincerely,

Ella Williams
Project Support Officer

Your contact for this matter is:

Communities Team
communityrights@west-lindsey.gov.uk

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

Dear Natasha,

**Community Right to Bid
Part 5 Chapter 3 Localism Act 2011
Assets of Community Value (England) Regulations 2012**

Property: Land South of Corringham Road – Section B

Reference: ACV25-26 03

Date: Tuesday, 29 July 2025

I am writing to advise you that the Council has received your nomination for the property detailed above to be registered as an Asset of Community Value.

The Council must now consider whether the property meets the criteria for being registered as an Asset of Community Value. We will check the nomination to ensure eligibility criteria is met, full information has been provided and that the asset isn't in an excluded category.

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