

# 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 21 October 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

### **PL26/103 Apologies for Absence**

To note apologies for absence.

### **PL26/104 Declarations of Interest**

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

### **PL26/105 Dispensation Requests**

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

### **PL26/106 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.

### **PL26/107 Minutes of the Previous Meeting**

To receive the minutes of the previous Planning Committee meeting and resolve to sign these as a true and accurate record.

**Paper A** Tuesday 16 September 2025 (pages 6 to 10)

**PL26/108 Planning Application**

To consider planning application received.

[Application Ref No: WL/2025/00912](#) (received 15/09/25) any observations to make on the application, please make them by 20/10/2025

Proposal: Application for reserved matters (Phase B1 & B2) to erect 295no. dwellings considering appearance, landscaping, layout and scale of outline planning permission 136937 granted 15 September 2020

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

**PL26/109 Planning Application**

To consider planning application received.

[Application Ref No: WL/2025/00965](#) (received 26/09/25) any observations to make on the application, please make them by 27/10/2025

Proposal: Planning application for the demolition of existing structures, and erection of an A1 foodstore, with access, car parking, servicing, sub-station, hard and soft landscaping, and other associated works, including remodelling of the elevations of the adjoining property The Lindsey Centre being variation of condition 19 of planning permission 133654 granted 27 April 2016 - extend the delivery hours.

Location: Lidl UK GMBH, Beaumont Street, Gainsborough

**PL26/110 Planning Application**

To consider planning application received.

[Application Ref No: WL/2025/00966](#) (received 26/09/25) any observations to make on the application, please make them by 27/10/2025

Proposal: Planning application to erect fencing.

Location: 11 Heapham Crescent, Gainsborough

**PL26/111 Planning Application**

To consider planning application received.

[Application Ref No: WL/2025/00972](#) (received 30/09/25) any observations to make on the application, please make them by 03/11/2025

Proposal: Planning application for erection of 4no. dwellings with associated works and infrastructure.

Location: Land at Foxby Lane, Gainsborough

**PL26/112 Planning Application**

To consider planning application received.

[LCC Application Ref No: WL/2025/00978](#) (received 26/09/25) any observations to make on the application, please make them by 17/10/2025

Proposal: County matters application for installation of a fire suppression system with external pumphouse and water storage tank - PL/0076/25

Location: Lincolnshire Waste Disposal, Marshall Way, Gainsborough

**PL26/113 Planning Application**

To consider planning application received.

[Application Ref No: WL/2025/00976 \(received 30/09/25\) any observations to make on the application, please make them by 3/11/2025](#)  
[Proposal: Planning application for change of use to use class C3\(b\) & extension.](#)  
[Location: Rowen House, Summer Hill, Gainsborough](#)

**PL26/114 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00786 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 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

**Paper B** (pages 11 to 27)

**PL26/115 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00785 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 fence being variation of condition 2 of planning application WL/2025/00074 granted 30 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.

Location: Richmond House, Morton Terrace, Gainsborough

**Paper C** (pages 28 to 34)

**PL26/116 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00756 GRANTED** (Delegated)

Proposal: Planning application for replacement storage unit.

Location: 19 Market Street, Gainsborough

**Paper D** (pages 35 to 47)

**PL26/117 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00680 GRANTED** (Delegated)

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

**Paper E** (pages 48 to 54)

**PL26/118 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00811 GRANTED** (Delegated)

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

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

**Paper F** (pages 55 to 59)

**PL26/119 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00978 GRANTED** (Delegated)

Proposal: County matters application for installation of a fire suppression system with external pumphouse and water storage tank - PL/0076/25

Location: Lincolnshire Waste Disposal, Marshall Way, Gainsborough

**Paper G** (pages 60 to 62)

**PL26/120 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00856 GRANTED** (Delegated)

Proposal: Planning application for a self-storage facility (B8) comprising of the siting of storage containers, erection of 2m high security fencing and pole mounted CCTV.

Location: Land at Thornton Street, Gainsborough

**Paper H** (pages 63 to 82)

**PL26/121 Decision Notice**

To note decision notice received.

**Application Ref No: WL/2025/00897 GRANTED** (Delegated)

Proposal: Planning application for new click and collect parking and double canopy.

Location: Tesco Stores Ltd, Trinity Street, Gainsborough

**Paper I** (pages 83 to 97)

**PL26/118 Street Naming Requests**

To consider street naming requests received (if any).

**PL26/119 Tree Preservation Orders**

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

**PL26/120 Asset of Community Value – Bracken Park**

To note successful decision from the review panel to designate both plots of land as Assets of Community Value at Bracken Park. Registration took effect from Monday 1 September 2025 and will expire on Sunday 1 September 2030. The owner of the property has until Wednesday 29 October 2025 to request a review of the decision to register.

**PL26/121 Traffic Regulation Order**

To consider request for pedestrian crossing near Queen Elizabeth High School.

**Paper J** (pages 98 to 99)

**PL26/122 Lincolnshire Road Safety Partnership**

To consider arranging a visit to the Lincolnshire Road Safety Partnership Offices, Witham House, Lincoln.

**PL26/123 Items for Notification**

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

- i. Footpath Mayfield to Margaret Close

**PL26/124 Time and Date of Next Meeting**

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

Rachel Allbones  
Town Clerk  
Richmond House  
Gainsborough

Thursday, 16 October 2025

# PAPER A

# Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

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



## DRAFT PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on **Tuesday 16 September 2025** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

**Councillors Present:**

|                                 |                             |
|---------------------------------|-----------------------------|
| Councillor David Dobbie (Chair) |                             |
| Councillor Mark Binns           | Councillor Stephen Blogg    |
| Councillor Michael Devine       | Councillor Paul Key         |
| Councillor Doug Owles           | Councillor Richard Thompson |

**In Attendance:**  
 Natasha Gardener      Assistant Clerk

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

### PL26/081 Apologies for Absence

Apologies for absence were received from Councillors Hooton, Plastow and Puxty.

### PL26/082 Declarations of Interest

No declarations of interest were made.

### PL26/083 Dispensation Requests

No dispensation requests were received.

### PL26/084 Items for Exclusion of Public and Press

No items for exclusion of public and press.

### PL26/085 Minutes of the Previous Meeting

**RESOLVED:** that the minutes of the Planning Committee meeting held on Tuesday 19 August 2025 be approved as a true and accurate record and signed by the Chair.

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

### PL26/086 Planning Application

[Application Ref No: WL/2025/00747](#)

[Proposal: Prior approval for change of use of day therapy centre \(Class E\) to a state-funded school \(Class F.1\(a\)\)](#)

[Location: George Henderson Lodge, Front Street, Morton, Gainsborough](#)

**RESOLVED:** to support the application.

**PL26/087 Planning Application**

**Application Ref No: WL/2025/00856** (received 26/08/25) any observations to make on the application, please make them by 29/09/2025

Proposal: Planning application for a self-storage facility (B8) comprising of the siting of storage containers, erection of 2m high security fencing and pole mounted CCTV.

Location: Land at Thornton Street, Gainsborough

**RESOLVED:** to support the application but to request time restrictions - no entry from 9pm at night until 6am in the morning – to be considerate to surrounding residential areas.

Note: Councillor Owles voted against the above resolution.

Note: Councillors Key and Dobbie abstained on voting on the above resolution.

**PL26/088 Planning Application**

**Application Ref No: WL/2025/00865** (received 28/08/25) any observations to make on the application, please make them by 29/09/2025

Proposal: Planning application for change of use from a Social Club (sui generis) to a Place of Worship (F1(f)).

Location: Gainsborough Sports and Social Club, 17 Trinity Street, Gainsborough

**RESOLVED:** to support the application.

Note: Councillor Thompson voted against the above resolution.

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

**PL26/089 Planning Application**

**Application Ref No: WL/2025/00876** (received 01/09/25) any observations to make on the application, please make them by 06/10/2025

Proposal: Planning application for installation of 2no. air to air heat pump condenser units.

Location: 124a Trinity Street, Gainsborough

**RESOLVED:** to support the application.

**PL26/090 Planning Application**

**Application Ref No: WL/2025/00897** (received 09/09/25) any observations to make on the application, please make them by 13/10/2025

Proposal: Planning application for new click and collect parking and double canopy.

Location: Tesco Stores Ltd, Trinity Street, Gainsborough

**RESOLVED:** to support the application.

**PL26/091 Decision Notice (Paper B)**

**Application Ref No: WL/2025/00550 GRANTED** (Committee)

Proposal: Planning application for the installation of projector onto the front elevation of unit B.

Location: Former Lindsey Centre, Market Place, Gainsborough

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

**PL26/092 Decision Notice (Paper C)**

**Application Ref No: WL/2025/00734 GRANTED** (Delegated)

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

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

**PL26/093 Decision Notice (Paper D)**

**Application Ref No: WL/2025/00699 GRANTED** (Delegated)

Proposal: Planning application for installation of a 1.8m fence

Location: 29 Riseholme Road, Gainsborough

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

**PL26/094 Decision Notice (Paper E)**

**Application Ref No: WL/2025/00709 GRANTED** (Delegated)

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

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

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

**PL26/095 Decision Notice (Paper F)**

**Application Ref No: WL/2025/00695 GRANTED** (Delegated)

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

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

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

**PL26/096 Street Naming Requests**

No street naming requests were received.

**PL26/097 Tree Preservation Orders**

No tree preservation orders were received.

**PL26/098 Lincolnshire Road Safety Partnership & Archer Survey**

**RESOLVED:** to publicise the survey data results on the website and social media.

**RESOLVED:** to **RECOMMEND TO FULL COUNCIL** to decide whether members visit the Lincolnshire Road Partnership or request that Lincolnshire Road Safety Partnership do a presentation to Council.

**PL26/099 Asset of Community Value – Bracken Park (Paper G)**

- i. **RESOLVED:** to NOTE the update and to respond to the residents to inform of the outcome.
- ii. The Assistant Clerk provided a verbal update to members based on an email received from WLDC on Tuesday 16<sup>th</sup> September which stated the following:  
*‘We have checked the position in regard to this land as it is currently for sale. The position is that the existing owner needs to inform us officially that it is still for sale after receiving the knowledge that it has been accepted on the register as a community asset. This notification of an intention to sell then puts in place the legislation in regard to selling a registered community asset.’*

**RESOLVED:** to note the verbal update.

**PL26/100 LCC Traffic / Highway Request overview (Paper H)**

**RESOLVED:** to NOTE traffic / highway requests since May 2022, action taken and responses received.

**PL26/101 Items for Notification**

- i. Footpath Mayfield to Margaret Close

**PL26/102 Time and Date of Next Meeting**

**RESOLVED:** to NOTE the date and time of the next Planning Committee meeting is scheduled for Tuesday 21 October 2025 at 6:30pm.

The meeting closed at 7:45pm.

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

# PAPER B

## Listed Building Consent

Name and address of applicant

Rachel Allbones  
Richmond House  
Morton Terrace  
Gainsborough  
DN21 2RJ

Name and address of agent (if any)

Ross Davy Associates  
Alan Scoffin  
Pelham House  
1 Grosvenor Street  
Grimsby  
DN32 0QH

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### Part I – Particulars of application

Date of application  
29/07/2025

Application no  
WL/2025/00786

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#### Particulars and location of development

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 DN21 2RJ

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### Part II – Particulars of decision

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

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

1. The development hereby permitted must be begun before the end of the 30<sup>th</sup> April 2028.

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 development commenced:

NONE

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

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

Approved in WL/2025/00075:

- RD:5775-01 Rev E dated 13th December 2024 – Site Plan

- RD:5775-03 dated 13th December 2024 – General Arrangement Site 2 Refurbishment Works
- RD:5775-05 dated 13th December 2024 – Remedial Brickwork Repairs Site 2 Refurbishment Works
- RD:5775-09 dated 13th December 2024 – Garden Store Site 3 Proposed General Arrangement

Approved in WL/2025/00786:

- RD:5775-04 Rev A dated 28th July 2025 – Entrance Door and Portico Site 2 Refurbishment Works
- RD:5775-12 dated 13th December 2024 – Entrance Door and Portico Site 2 Refurbishment Works

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

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

3. No repairs to the brickwork must take place until a 1 metre by 1 metre sample lime mortar mix panel has been completed, inspected and approved in writing by the Local Planning Authority. The brickwork repairs must be completed in strict accordance with the approved mortar.

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

4. The brickwork repairs and water damaged area works must be completed in strict accordance with the Historic Building Conservation Method Statement by Ross Davey Associates.

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

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

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

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

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

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

NONE

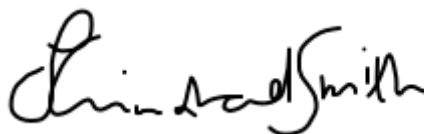
**Notes to the Applicant**

**Reasons for Granting Consent:**

The proposed amendments have 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 proposed amendments would be an enhancement to the desirability of the Listed Building and its setting. Furthermore, the proposed development will preserve the desirability of the special architectural features or historic interest it possesses.

Date: 12<sup>th</sup> September 2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

**Appeals to the Secretary of State**

- If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, then you can appeal to the Secretary of State in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.
- **If you want to appeal against your local planning authority's decision you must do so within 6 Months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol or online at: <https://acp.planninginspectorate.gov.uk>.**
- If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.
- In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

- **Only the applicant possesses the right to appeal the decision.**

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

## **Officers Report**

**Planning Application No:** WL/2025/00785

**Listed Building Consent No:** WL/2025/00786

### **PROPOSAL:**

WL/2025/00785 - 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 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.

WL/2025/00786 - 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 fence being variation of condition 2 of planning application 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 DN21 2RJ

**WARD:** GAINSBOROUGH NORTH

**WARD MEMBER(S):**

**APPLICANT NAME:**

**TARGET DECISION DATE:** 23/09/2025

**CASE OFFICER:** Ian Elliott

### **Recommended Decision:**

WL/2025/00785 – Grant Permission Subject to Conditions

WL/2025/00786 – Grant Listed Building Consent

### **Site Description:**

The site is a Grade II Listed Building (List Entry Number 1359740)<sup>1</sup> with surrounding gardens, outbuilding and Richmond Park Children's Play Area. The building is listed for its internal and external character and appearance. Richmond House is set back from and above the level of the highway and is currently used as a Registration Office. The southern elevation included an old timber conservatory which opened up to a garden area. Richmond House and its grounds provides screening in all directions including trees, hedging, fencing and walls. Neighbouring dwellings are adjacent or opposite to the east and west with a corner shop (currently closed) additionally to the west. To the south of the site is land which used to accommodate a nursing home (The Cedars). Queen Elizabeth's High School is to the north.

### **Proposal:**

The proposed amendments extend the amount of refurbishment works to the entrance door and portico Site 2.

**Relevant Planning History:**

WL/2025/00074 – 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 – 30/04/25 – Grant Permission subject to Conditions

WL/2025/00075 - 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 – 30/04/25 - Listed Building Consent

**Relevant Planning Constraints:**

- Richmond House Grade II Listed Building

**Representations**

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

**Parish/Town Council/Meeting:** Comment

To note the application and to comment the works show good custodianship and management of the asset.

**Local residents:** No representations received to date

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

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

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

**Historic England:** Comment

We are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

**WLDC Conservation Officer:** No objections

The proposal extends the works of repairs to the portico in the same methods and approaches as previously approved.

**Principle Ecology and Wildlife Officer:** Comment

There does not appear to have been an alteration to the red line boundary of the previous application or any intent to impact any habitat with a BNG value

greater than 25m<sup>2</sup> (or 5m linear). As such I believe that the exemption from BNG continues to apply.

**Date Checked:** 12<sup>th</sup> September 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 Gainsborough Town Neighbourhood Plan (made 28th June 2021) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023–2043***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S20 Resilient and Adaptable Design

S21 Flood Risk and Water Resources

S53 Design and Amenity

S57 The Historic Environment

S61 Biodiversity Opportunity and Delivering Measurable Net Gains

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

- ***Gainsborough Town Neighbourhood Plan***

Relevant policies of the NP are:

NPP6 Ensuring High Quality Design

NPP7 Ensuring High Quality Design in each Character Area

NPP18 Protecting and Enhancing Heritage Assets

Community Objective 4:

To implement a range of improvements to the historic buildings and spaces in the Town as part of a wider improvement programme for the Town Centre with the market place as the focal point and to protect the heritage across the parish and enhance (where possible).

Gainsborough Heritage and Character Assessment (GHCA) – Character Area TCA 01 (page 21-32)

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

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

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

## National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

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

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

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

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

- **National Model Design Code (2021)**

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

### **Listed Building Legal Duty:**

Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### **Main Considerations:**

This application is made under s73 of the Town & Country Planning Act 1990, in order to develop land not in compliance with conditions previously attached. In accordance with planning law (s.73(2)), “consider only the question of the conditions subject to which planning permission should be granted.” It is not a re-visitation or reassessment of the original decision to grant planning permission.

In this respect therefore, this application considers only the implications of the proposed amendments and is not a reconsideration of the decision to grant planning permission to the care home and associated development.

- Principle of the Development
- Assessment in Planning Application WL/2025/00074 and Listed Building Consent WL/2025/00075
- Heritage
- Landscape and Visual Amenity

- Assessment of conditions 1 and 3-6 of Planning Permission WL/2025/00074
- Assessment of conditions 1 and 3-6 of Listed Building Consent WL/2025/00075

### **Assessment:**

#### Principle of the Development

The principle of the development has already been established by planning application WL/2025/00074 and listed building consent WL/2025/00075.

This section 73 planning application has been submitted to amend condition 2 of planning application WL/2025/00074 and listed building consent WL/2025/00075.

#### Assessment in Planning Application WL/2025/00074 and Listed Building Consent WL/2025/00075

In planning application WL/2025/00074 and Listed Building Consent WL/2025/00075 the following considerations were assessed in the decision-making process:

- Residential Amenity
- Archaeology
- Highway Safety
- Biodiversity Net Gain

These considerations which accord with the Central Lincolnshire Local Plan 2023-2043 have not altered from the officer's report assessment in planning application WL/2025/00074 and WL/2025/00075.

#### Heritage

Local policy S57 of the CLLP states that *“Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire’ and provides a breakdown of the required information to be submitted as part of an application in a heritage statement.”*

In the Listed Building section of S57 it states that Permission to *“change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building’s preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.”*

Policy NPP18 protects heritage assets from inappropriate and harmful development.

Heritage: Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 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 Authority's Conservation Officer has no objections to the development stating that *"The proposal extends the works of repairs to the portico in the same methods and approaches as previously approved."*

An updated Heritage Statement has not been submitted with the application, but this is considered acceptable in this case given the proposed

The proposed amendment would simply increase the amount of refurbishment works to the entrance door and portico Site 2. The works would utilise the same processes and methods as previously accepted.

The development would preserve and enhance the desirability of the Listed Building and its immediate setting. The development would accord to local policy S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP18 of the Gainsborough Town Neighbourhood Plan, the statutory duty set out in section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the National Planning Policy Framework.

#### Landscape and Visual Amenity

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity) and 3 (Built Form) of S53 are the most relevant to the development.

Policy NPP6 and NPP7 (Design Principles) set out criteria to ensure development is designed in an appropriate manner to its location and setting.

Section 5.2.1 (pg22) of the GHCA confirms that Richmond House is considered a key characteristic of character area TCA 01.

The identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

Given the heritage assessment above and subject to final details the proposal would not unacceptably harm the visual impact of the site or the surrounding area. The proposal therefore accords to local policy S53 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan and the provisions of the National Planning Policy Framework

#### Assessment of conditions 1 and 3-6 of Planning Permission WL/2025/00074

As a variation of condition application will create a brand-new permission in itself a review of conditions originally imposed on WL/2025/00074 needs to be undertaken, as without this, any new permission would be unrestricted.

#### Condition 1 – Time Limit

This condition is still relevant and necessary but will be amended to retain the commencement date of WL/2025/00074 (30<sup>th</sup> April 2028).

Condition 3 – Brickwork Repairs

This condition is still relevant and necessary and will be retained.

Condition 4 – Brickwork Repairs

This condition is still relevant and necessary and will be retained.

Condition 5 – Demolition

This condition is still relevant and necessary and will be retained.

Condition 6 – Power Tools Use

This condition is still relevant and necessary and will be retained.

Assessment of conditions 1 and 3-6 of Listed Building Consent  
WL/2025/00075

As a variation of condition application will create a brand-new permission in itself a review of conditions originally imposed on WL/2025/00075 needs to be undertaken, as without this, any new permission would be unrestricted.

Condition 1 – Time Limit

This condition is still relevant and necessary but will be amended to retain the commencement date of WL/2025/00074 (30<sup>th</sup> April 2028).

Condition 3 – Brickwork Repairs

This condition is still relevant and necessary and will be retained.

Condition 4 – Brickwork Repairs

This condition is still relevant and necessary and will be retained.

Condition 5 – Demolition

This condition is still relevant and necessary and will be retained.

Condition 6 – Power Tools Use

This condition is still relevant and necessary and will be retained.

**Conclusions and reasons for decision:**

**Planning Application WL/2025/00785:**

The decision has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S53 Design and Amenity and S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023-2043 and NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area and NPP18 Protecting and Enhancing Heritage Assets of the Gainsborough Town Neighbourhood Plan. Consideration is given to the duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and 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 proposed amendments to the development accord to the development plan.

The proposed amendments would enhance the setting of the nearby listed buildings and would not have a harmful visual or character impact on the site, the street scene or the surrounding area.

**Listed Building Consent WL/2025/00786:**

The proposed amendments have 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 proposed amendments would be an enhancement to the desirability of the Listed Building and its setting. Furthermore, the proposed development will preserve the desirability of the special architectural features or historic interest it possesses.

**Recommended Conditions for WL/2025/00785**

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

1. The development hereby permitted must be begun before the end of the 30<sup>th</sup> April 2028.

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

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

NONE

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

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

Approved in WL/2025/00074:

- RD:5775-01 Rev E dated 13th December 2024 – Site Plan
- RD:5775-03 dated 13th December 2024 – General Arrangement Site 2 Refurbishment Works
- RD:5775-05 dated 13th December 2024 – Remedial Brickwork Repairs Site 2 Refurbishment Works
- RD:5775-09 dated 13th December 2024 – Garden Store Site 3 Proposed General Arrangement

Approved in WL/2025/00763:

- RD:5775-04 Rev A dated 28th July 2025 – Entrance Door and Portico Site 2 Refurbishment Works
- RD:5775-12 dated 13th December 2024 – Entrance Door and Portico Site 2 Refurbishment Works

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, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No repairs to the brickwork must take place until a 1 metre by 1 metre sample lime mortar mix panel has been completed, inspected and approved in writing by the Local Planning Authority. The brickwork repairs must be completed in strict accordance with the approved mortar.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The brickwork repairs and water damaged area works must be completed in strict accordance with the Historic Building Conservation Method Statement by Ross Davey Associates.

Reason: To ensure the brickwork repairs are completed using appropriate methods to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

Reason: To ensure demolition works are completed in an appropriate manner to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

NONE

**Recommended Conditions for WL/2025/00786**

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

1. The development hereby permitted must be begun before the end of the 30<sup>th</sup> April 2028.

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 development commenced:**

NONE

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

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

Approved in WL/2025/00075:

- RD:5775-01 Rev E dated 13th December 2024 – Site Plan
- RD:5775-03 dated 13th December 2024 – General Arrangement Site 2 Refurbishment Works
- RD:5775-05 dated 13th December 2024 – Remedial Brickwork Repairs Site 2 Refurbishment Works
- RD:5775-09 dated 13th December 2024 – Garden Store Site 3 Proposed General Arrangement

Approved in WL/2025/00764:

- RD:5775-04 Rev A dated 28th July 2025 – Entrance Door and Portico Site 2 Refurbishment Works
- RD:5775-12 dated 13th December 2024 – Entrance Door and Portico Site 2 Refurbishment Works

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

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

3. No repairs to the brickwork must take place until a 1 metre by 1 metre sample lime mortar mix panel has been completed, inspected and approved in writing by the Local Planning Authority. The brickwork repairs must be completed in strict accordance with the approved mortar.

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

4. The brickwork repairs and water damaged area works must be completed in strict accordance with the Historic Building Conservation Method Statement by Ross Davey Associates.

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

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

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

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

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

**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

**Prepared by:** Ian Elliott

**Date:** 11<sup>th</sup> September 2025

**Signed:** 

**Authorising Officer:** 

**Date:** 12th September 2025

**Decision Level**

- Delegated

# PAPER C

## Planning Permission

### Name and address of applicant

Rachel Allbones  
Richmond House  
Morton Terrace  
Gainsborough  
DN21 2RJ

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

Alan Scoffin  
Ross Davy Associates  
Pelham House  
1 Grosvenor Street  
Grimsby  
DN32 0QH

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### Part One – Particulars of application

Date of application:  
29/07/2025

Application number:  
WL/2025/00785

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### Particulars and location of development:

**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 April 2025 - extent of refurbishment works increased to entrance door and portico Site 2.

**Location:** Richmond House, Morton Terrace, Gainsborough DN21 2RJ

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### Part Two – Particulars of decision

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

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

1. The development hereby permitted must be begun before the end of the 30<sup>th</sup> April 2028.

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

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

NONE

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

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

Approved in WL/2025/00074:

- RD:5775-01 Rev E dated 13th December 2024 – Site Plan
- RD:5775-03 dated 13th December 2024 – General Arrangement Site 2 Refurbishment Works
- RD:5775-05 dated 13th December 2024 – Remedial Brickwork Repairs Site 2 Refurbishment Works
- RD:5775-09 dated 13th December 2024 – Garden Store Site 3 Proposed General Arrangement

Approved in WL/2025/00785:

- RD:5775-04 Rev A dated 28th July 2025 – Entrance Door and Portico Site 2 Refurbishment Works
- RD:5775-12 dated 13th December 2024 – Entrance Door and Portico Site 2 Refurbishment Works

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, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No repairs to the brickwork must take place until a 1 metre by 1 metre sample lime mortar mix panel has been completed, inspected and approved in writing by the Local Planning Authority. The brickwork repairs must be completed in strict accordance with the approved mortar.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The brickwork repairs and water damaged area works must be completed in strict accordance with the Historic Building Conservation Method Statement by Ross Davey Associates.

Reason: To ensure the brickwork repairs are completed using appropriate methods to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

5. All demolition works must be carried out by hand or by tools held in the hand. The use of any power-driven tools is strictly forbidden.

Reason: To ensure demolition works are completed in an appropriate manner to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

NONE

**Notes to the Applicant**

**Biodiversity Net Gain**

Unless an exception or a transitional arrangement applies<sup>1</sup>, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan<sup>2</sup> has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be [insert name of the planning authority].

**Biodiversity Gain Plan**

The biodiversity gain plan must include/accompanied by<sup>3</sup>:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat<sup>4</sup> present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state<sup>5</sup>.

**The effect of section 73D of the Town and Country Planning Act 1990**

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan

is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

<sup>1</sup> listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

<sup>2</sup> The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

<sup>3</sup> Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-Biodiversity%20gain%20plan,-14)

<sup>4</sup> Irreplaceable habitats for the purposed of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

<sup>5</sup> Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

### **Reasons for granting permission**

The decision has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S53 Design and Amenity and S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023-2043 and NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area and NPP18 Protecting and Enhancing Heritage Assets of the Gainsborough Town Neighbourhood Plan. Consideration is given to the duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and 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 proposed amendments to the development accord to the development plan. The proposed amendments would enhance the setting of the nearby listed buildings and would not have a harmful visual or character impact on the site, the street scene or the surrounding area.

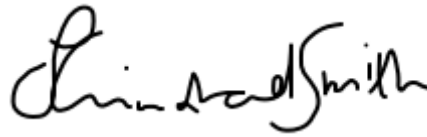
### **Working Practice Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning

policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Date: 12<sup>th</sup> September 2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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

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

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

## Purchase Notices

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

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

# PAPER D

## Planning Permission

**Name and address of applicant**

Irfan Khokhar  
19 MARKET STREET  
GAINSBOROUGH  
DN21 2BE

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

Angela Simmonds  
Mark Simmonds Planning Services  
MERCURY HOUSE  
WILLOUGHTON DRIVE  
GAINSBOROUGH  
UNITED KINGDOM  
DN211DY

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Part One – Particulars of application

Date of application:  
24/07/2025

Application number:  
WL/2025/00756

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Particulars and location of development:

**Proposal:** Planning application for replacement storage unit.

**Location:**

19 MARKET STREET  
GAINSBOROUGH  
DN21 2BE

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Part Two – Particulars of decision

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

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

1. The development hereby permitted 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: LIMS 003 dated May 2025, LIMS 005 (Red Line) dated July 2025 and Existing and Proposed Site Plan received 19/08/2025. 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:**

3. The proposed storage unit will be clad in the following materials and colour:

- poly-pro 'our aretfoam woodgrain' cladding in an aqua blue colour as confirmed in an email received on the 15/09/2025).

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

**Notes to the Applicant**

**COMMUNITY INFRASTRUCTURE LEVY**

Please be aware that as of the 22<sup>nd</sup> 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](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL)

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

**Reasons for granting permission**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S33: Non-designated Employment Proposals within Identified Settlements, S37: Gainsborough Town Centre and Primary Shopping Area, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity and Policy S57: The Historic Environment of the Central Lincolnshire Local Plan in the first instance and policies contained within the Gainsborough Town Neighbourhood Plan (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 and NPP 19 Improving the Vitality of the Town Centre) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

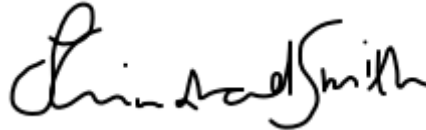
The principle of development is supported as the proposal is small in scale and is considered to be complementary to the existing Dental Practice. Furthermore, the proposed development will not harm the character and appearance of the locality, nor the living conditions of neighbouring occupiers and will not have a negative impact on the setting of nearby Listed Buildings

**Working Practice Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has therefore not been possible.

Date: 15/09/2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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

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

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**  
**Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having

regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

#### Purchase Notices

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

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

## **Officers Report**

**Planning Application No: WL/2025/00756**

**PROPOSAL:** Planning application for replacement storage unit.

**LOCATION:** 19 MARKET STREET GAINSBOROUGH DN21 2BE

**WARD:** Gainsborough South

**APPLICANT NAME:** Mr Irfan Khokhar

**TARGET DECISION DATE:** 18/09/2025

**DEVELOPMENT TYPE:** Minor - All other minor developments

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

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### **Description:**

The application site is located to the rear (north) of 19 Market Street which is currently used as a Dental Practice. The site is within the developed footprint of Gainsborough and within the designated Town Centre. Further to the north of the site is Roseway Public Car Park and to the west is an area of land associated with No.15-17 Market Street (Co-operative Chemists) which is fenced off with close boarded wooden fencing. To the east is car parking afforded the Ladbrokes Betting Shop (No.21-23 Market Street). There is a Listed Building to the east of the site (No.25 Market Street) beyond the Ladbrokes Betting Shop.

There is an existing blue shipping container located on the site to the north of No.15-17 Market Place which is used for storage by the Dental Practice and has been in place since 2008 and as such has become immune from planning enforcement as it was originally in contravention of condition 2 of planning permission 121910 (see below). This application seeks permission to replace the shipping container with a replacement storage unit for use by the Dental Practice located largely on the same footprint.

The existing shipping container is approximately 2.4 metres in width, 6.1 metres in length and 2.3 metres in height. The proposed storage unit is approximately 3 metres in width, 6.7 metres in length and 2.8 metres in height. The proposed unit will utilise poly-pro 'our aretfoam woodgrain' cladding in an aqua blue colour (confirmed in an email received 15/09/2025).

### **Relevant history:**

**121910** - Planning Application for installation of temporary cabin for site storage and site personnel while construction work to the building is carried out. Granted 30/05/2025 with the following relevant condition amongst others:

- 2 The development is permitted for a period of one calendar year from the date the building is first brought into use upon which it shall be removed and the land reinstated to its condition prior to the development hereby permitted namely as an ancillary external yard area.

**Reason**

The permanent retention of this incongruous structure in this publicly visible location beyond the period necessary for the conversion work would be inappropriate and would not accord with policy STRAT1 - *Development requiring planning permission* of the West Lindsey Local Plan First Review 2006.

**Representations:**

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

**Town Council:** Supports the application.

**LCC Highways and Lead Local Flood Authority:** The proposal will not have an unacceptable impact on 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.

**Local residents/Occupiers:** No representations received to date.

**Archaeology:** No archaeological input required.

**Conservation Officer:** No representations received to date.

**Checked:** 15/09/2025.

**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 2023) and the Gainsborough Neighbourhood Plan (Adopted June 2021).

**Development Plan:**

The following policies are particularly relevant:

Central Lincolnshire Local Plan (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S33: Non-designated Employment Proposals within Identified Settlements

Policy S37: Gainsborough Town Centre and Primary Shopping Area

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S57: The Historic Environment

Gainsborough Town Neighbourhood Plan (made 28<sup>th</sup> June 2021) – GNP:

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

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.

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

LB Legal Duty

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

### **Main issues**

- Principle of Development
- Residential Amenity (including noise)
- Visual Impact
- Highway Safety and Car Parking
- Other Matters

### **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 site lies within the developed footprint of Gainsborough within the designated Town Centre and is located to the rear of a Dental Practice (No.19 Market Street).

The application seeks to replace an existing blue shipping container used for storage by the Dental Practice with another storage unit largely on the same footprint for use by the Dental Practice.

Policy S33 of the Central Lincolnshire Local Plan states that the expansion of existing business uses the following criteria should be met:

- b) the scale of the proposal is commensurate with the scale and character of the existing settlement; and
- c) there is no significant adverse impact on the character and appearance of the area, and/or the amenity of neighbouring occupiers; and
- d) there are no significant adverse impacts on the local highway network; and
- e) there is no significant adverse impact on the viability of delivering any allocated employment site; and
- f) the proposals maximise opportunities for modal shift away from the private car.

The proposal is small in scale and is considered to be complementary to the existing Dental Practice with there being no adverse effects on the character of the locality, the highway network or the delivery of allocated employment sites. Furthermore, the proposal is located within the developed footprint of Gainsborough and is considered to be in a sustainable location. It is therefore considered that the proposal complies with the NPPF and Policy S33 of the Central Lincolnshire Local Plan.

The principle of the development is therefore acceptable.

#### Residential Amenity (including noise)

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

The application seeks to replace an existing blue shipping container used for storage by the Dental Practice with another single storey storage unit largely on the same footprint for use by the Dental Practice. The unit will have two openings in its northern elevation overlooking Roseway Public Car Park and a window and door in its west elevation overlooking the rest of the rear yard afforded the Dental Practice with close boarded wooden fencing beyond.

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

#### 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 to replace an existing blue shipping container used for storage by the Dental Practice with another single storey storage unit largely on the same footprint for use by the Dental Practice. The storage unit will be clad with poly-pro 'our aretfoam woodgrain' cladding in an aqua blue colour (confirmed in an email received 15/09/2025).

The proposed storage unit will be an improvement in terms of its visual appearance over the existing shipping container and will be viewed in the context of Roseway Public Car Park, the rear of Ladbrokes Betting Shop (No.21-23 Market Street) and the rear of No.15-17 Market Street (Co-operative Chemists) which is fenced off with close boarded wooden fencing.

It is therefore considered that the proposal will not harm the character and appearance of the street scene or the existing building in accordance with the NPPF and Policy S53 of the Central Lincolnshire Local Plan.

#### Highway Safety and Car Parking

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. Policy S49 states that all development apart from residential should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

Paragraph 115 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The Highways Authority have no objections in relation to impacts upon highway safety. Overall, the proposed highway arrangements (car parking) are acceptable and the proposal is considered to accord with Policy S47 and S49 of the Central Lincolnshire Local Plan and the NPPF.

#### **Other Matters:**

##### Listed Buildings

There is a Listed Building to the east of the site (No.25 Market Street) beyond the Ladbroke's Betting Shop. The proposal will see an existing blue shipping container replaced with a storage unit with poly-pro 'our aretfoam woodgrain' cladding in an aqua blue colour which will be a visual improvement on the existing shipping unit. It is therefore considered that the proposal will not have a negative impact on the setting of nearby Listed Buildings.

##### Biodiversity Net Gain

The proposal is small in scale and is located on existing hardstanding and is therefore exempt from the requirement to provide bio-diversity net gain under the 'de minimis' exemption contained within The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

##### Energy Efficiency

The proposal is small in scale and will have minimal heating requirements and has already been erected. Due to the small scale nature of the building and its end use it would be unreasonable to ask for an energy statement to meet the requirements of Policy S6 and S8 of the Central Lincolnshire Local Plan.

##### Contamination:

The site is located within a contaminated land buffer zone. However, the proposed storage unit will sit on top of an existing sealed surface and as such there are no contamination issues.

#### **Conclusion and reasons for decision:**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S33: Non-designated Employment Proposals within Identified Settlements, S37: Gainsborough Town Centre and Primary Shopping Area, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity and Policy S57: The Historic Environment of the Central Lincolnshire Local Plan in the first instance and policies contained within the Gainsborough Town Neighbourhood Plan (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 and NPP 19 Improving the Vitality of the Town Centre) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

The principle of development is supported as the proposal is small in scale

and is considered to be complementary to the existing Dental Practice. Furthermore, the proposed development will not harm the character and appearance of the locality, nor the living conditions of neighbouring occupiers and will not have a negative impact on the setting of nearby Listed Buildings.

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

**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: LIMS 003 dated May 2025, LIMS 005 (Red Line) dated July 2025 and Existing and Proposed Site Plan received 19/08/2025. 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:**

3. The proposed storage unit will be clad in the following materials and colour:

- poly-pro 'our aretfoam woodgrain' cladding in an aqua blue colour as confirmed in an email received on the 15/09/2025).

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

**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: 15/09/2025**

**Signed: R,J,Green**

**Authorising Officer: D Peck**

**Date: 15/09/2025**

**Delegated X**

# PAPER E

## Approval of Reserved Matters

**Name and address of applicant**

Keepmoat Homes Ltd  
C/O AGENT  
ONE PARK ROW  
LEEDS  
UNITED KINGDOM  
LS1 5HN

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

Jack Waugh  
DPP  
ONE PARK ROW  
LEEDS  
UNITED KINGDOM  
LS1 5HN

**Part One – Particulars of application****Date of application:**

03/07/2025

**Application number:**

WL/2025/00680

**Particulars of planning permission reserving details for approval:** Planning application to vary conditions 1, 2, 3, 6, 11, 17, 19, 20, 21, 26, and 27, and remove conditions 4, 5, 7, 8, 9, 10, 12, 13, 18, 23, and 25, of planning permission 125020 granted 5th July 2011.

**Application number:** 138921

**Particulars and location of development:**

**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, DN21 1PP

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

Approved Plans:

|                              |                 |            |
|------------------------------|-----------------|------------|
| • BAM.01.AC REV A            | ROT.02.R REV A  | 1200Rev 1  |
| • BAM.01.R REV A             | ROT.02.S REV A  | 1170 Rev 2 |
| • BAM.01.S REV A             | STA.01.AC       | 1110 Rev 1 |
| • CAD.01.AC REV A            | STA.01.R        | 1030 Rev 2 |
| • CAD.01.R REV A             | STA.01.S        | 1947-NMA   |
| • CAD.01.S REV A             | STR.01.AC REV A | 19.700.7   |
| • DAN.01.AC REV A            | STR.01.R REV A  |            |
| • DAN.01.R REV A             | STR.01.S REV A  |            |
| • DAN.01.S REV A             | WIN.01.AC       |            |
| • EAT.01.AC                  | WIN.01.R        |            |
| • EAT.01.R                   | WIN.01.S        |            |
| • EAT.01.S                   | WIN.02.AC       |            |
| • HAL.01.AC REV A            | WIN.02.S        |            |
| • HAL.01.R REV A             | WIN.03.AC       |            |
| • HAL.02.AC REV A            | WIN.03.S        |            |
| • HAL.02.R REV A             | WIN.04.AC       |            |
| • HAL.02.S REV B             | 1947.AYT.01     |            |
| • HAR.01.AC                  | 1947.HAX.01     |            |
| • HAR.01.R                   | 1947.HEL.01     |            |
| • HAR.01.S                   | 1947.KIR.01     |            |
| • RIC.01.AC REV A            | 1947.KIR.02     |            |
| • ROT.01.AC REV A            | 1947.LAY.01     |            |
| • ROT.01.R REV A             | 1947.STA.01     |            |
| • ROT.01.S REV A             | 1947.01 REV N   |            |
| • ROT.02.AC REV A            | 1260 Rev 1      |            |
| • 19.100.1 L (plot 384 only) |                 |            |
| • KM-2022-003-PV             |                 |            |
| • KM-2022-003-Rev B          |                 |            |
| • RYEBARN.END.AS.BB.01.3     |                 |            |
| • HOVETO.DET.OPP.BB.01.3     |                 |            |
| • HOVETO.DET.AS.BB.01.3      |                 |            |
| • HARLAN.END.AS.BB.01.3      |                 |            |
| • CONIST.END.AS.BB.01.2      |                 |            |
| • BRADSH.END.AS.BB.01.03     |                 |            |

Approved in WL/2025/00680:

- 2517.01 Rev A dated 15<sup>th</sup> August 2025 – Site Layout Plan
- 2517.BUT.01 dated 27<sup>th</sup> May 2025 – Buttermere Floor Plans
- 2517.BUT.02 dated 27<sup>th</sup> May 2025 – Buttermere Elevation Plans

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

Reason: To ensure the development proceeds in accordance with the approved plans to accord with the National Planning Policy Framework, local policy S49, S53 and S78 of the Central Lincolnshire Local Plan 2023-2043 and NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

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

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the street scene to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023-2043 and NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

3. Prior to occupation, details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential and visual amenity to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023-2043 and NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

4. Prior to occupation, a final scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

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

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or 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 shall 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.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality to accord with the National Planning Policy Framework, local policy S53 of the Central Lincolnshire Local Plan 2023-2043 and NPP6 and NPP7 of the Gainsborough Town Neighbourhood Plan.

**Notes to the Applicant:**

Community Infrastructure Levy

Please be aware that as of the 22<sup>nd</sup> 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](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL)

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

**Reasons for granting permission:**

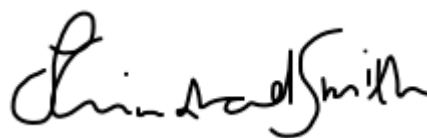
The decision has been considered against S20 Resilient and Adaptable Design, S23 Meeting Accommodation Needs, S47 Accessibility and Transport, S49 Parking Provision, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and Character, S66 Trees, Woodland and Hedgerows and S78 Housing Sites in Main Towns of the Central Lincolnshire Local Plan 2023-2043 and NPP1 Sustainable Development, NPP6 Ensuring High Quality Design and NPP7 Ensuring High Quality Design in Each Character Area 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 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.

**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: 29<sup>th</sup> September 2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the

planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).

### **Self-build and Custom housebuilding**

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

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

### **Appeals to the Secretary of State**

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

### Purchase Notices

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

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

# PAPER F

## Planning Permission

**Name and address of applicant**

Clive Anderson  
UNIT 1 SOMERBY COURT  
SOMERBY PARK  
GAINSBOROUGH  
UNITED KINGDOM  
DN21 1QG

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

Daniel Evans  
Fytche-Taylor Planning Ltd  
UNIT 5 THE QUAYS  
BURTON WATERS  
LINCOLN  
UNITED KINGDOM  
LN1 2XG

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**Part One – Particulars of application**

Date of application:  
07/08/2025

Application number:  
WL/2025/00811

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**Particulars and location of development:**

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

**Location:**

ELITE HOUSE, UNIT 1  
SOMERBY COURT  
SOMERBY PARK  
GAINSBOROUGH  
DN21 1QG

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**Part Two – Particulars of decision**

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

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

1. The development hereby permitted 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 'Proposed Elevations', 'Proposed Floorplans' and A-101 dated 07.25. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

3. No development above damp proof course level shall take place until details of a scheme for the disposal of surface water from the site (including the results of any necessary soakaway/percolation tests and connectivity plan) have been submitted to and approved in writing by the Local Planning Authority. No occupation of the building must occur until the approved scheme has been installed and retained as such thereafter.

**Reason:** To ensure adequate drainage facilities are provided to serve the extension, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

4. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement by Fytch Taylor Planning Ltd dated July 2025 unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S8 of the Central Lincolnshire Local Plan (2023).

5. Prior to occupation of the building a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement by Fytch Taylor Planning Ltd dated July 2025 and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S8 of the Central Lincolnshire Local Plan (2023).

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

6. The building to which this permission relates shall only be used as a storage building (Use Class B8) of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) as depicted on drawings 'Proposed Elevations', 'Proposed Floorplans' and A-101 dated 07.25. Any other uses must first submit an application for planning permission.

**Reason:** The application was only found to be acceptable on this basis and the Local Planning Authority would wish to consider the associated impacts of other uses in this location in accordance with the National Planning Policy Framework and Policy S31 of the Central Lincolnshire Local Plan.

**Reasons for granting permission**

The decision has been considered against Policies S1: The Spatial Strategy and Settlement Hierarchy, S6: Design Principles for Efficient Buildings, S8: Reducing Energy Consumption –

Non-Residential Buildings, S13: Reducing Energy Consumption in Existing Buildings, S21: Flood Risk and Water Resources, S28: Spatial Strategy for Employment, S31: Important Established Employment Areas (IEEA), S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance, as well as Policies 1, 2, 5, 6 and 7 of the Gainsborough Town Neighbourhood Plan. Guidance contained in the Lincolnshire Minerals and Waste Plan, National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

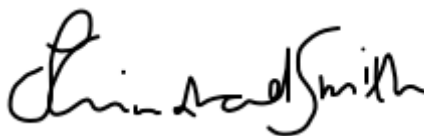
In light of this assessment it is considered that subject to recommended conditions, the proposal is acceptable in principle and will not unacceptably harm the character and appearance of the site or the street-scene context in which it would be viewed. The development would not sterilise the mineral resource and would not have an unacceptable harmful impact on the occupiers of neighbouring uses.

### **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: 02/10/2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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

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

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

#### Purchase Notices

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

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# PAPER G



Guildhall  
Marshall's Yard  
Gainsborough  
Lincolnshire  
DN21 2NA

Telephone 01427 676676  
Web [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk)

[Planning.customer.care@west-lindsey.gov.uk](mailto:Planning.customer.care@west-lindsey.gov.uk)

Date: 09/10/2025

Dear Sir/Madam,

**Application Number: WL/2025/00978**

**Proposal: County matters application for installation of a fire suppression system with external pumphouse and water storage tank - PL/0076/25**

**Location: LINCOLNSHIRE WASTE DISPOSAL MARSHALL WAY GAINSBOROUGH DN21 1GD**

Thank you for the consultation on the above application to install a fire suppression system at a waste disposal site.

West Lindsey Planning Department have no objections or comments to make regarding this application.

Yours faithfully

**R,J,Green**

Richard Green  
On behalf of West Lindsey District Council

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

If you want to know more about how we use your data, what your rights are and how to

contact us if you have any concerns, please read our privacy notice:  
[www.west-lindsey.gov.uk/planning-privacy](http://www.west-lindsey.gov.uk/planning-privacy)

#### Planning Services Feedback

We value your opinion on our service, as your comments will help us to make improvements. Please visit our website where you may either make your comments online or download our feedback form to fill in and post back: [www.west-lindsey.gov.uk/planning](http://www.west-lindsey.gov.uk/planning)

# PAPER H

# Planning Permission

**Name and address of applicant**

T Bradshaw  
J BRADSHAW AND SON LTD  
J BRADSHAW AND SON LTD  
42 HIGH STREET  
LINCOLN  
LN1 2BX

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

Daniel Evans  
Fytche-Taylor Planning Ltd  
UNIT 5 THE QUAYS  
BURTON WATERS  
LINCOLN  
UNITED KINGDOM  
LN1 2XG

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**Part One – Particulars of application**

Date of application:  
22/08/2025

Application number:  
WL/2025/00856

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**Particulars and location of development:**

**Proposal:** Planning application for a self-storage facility (B8) comprising of the siting of storage containers, erection of 2m high security fencing and pole mounted CCTV.

**Location:**

LAND AT  
THORNTON STREET  
GAINSBOROUGH  
DN21 1LP

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**Part Two – Particulars of decision**

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

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

**1.** The development hereby permitted 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: 788-TBR-0220-A1-P02 dated June 2025, 788-TBR-0220-A3-P01 dated June 2025 and 788-TBR-0220-A3-P03 dated August 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, Policy S53 of the Central Lincolnshire Local and Policy NPP 6 & 7 of the Gainsborough Neighbourhood Plan.

**3.** 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 in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

**4.** The proposed self storage containers and the proposed palisade security fencing shall be green in colour (RAL 6005) and retained as such thereafter.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 and S57 of the Central Lincolnshire Local Plan and Policy NPP 6, 7 & 18 of the Gainsborough Neighbourhood Plan.

**5.** Prior to the site being first brought into use full details of the position, type, colour and light intensity of all external lighting and structure shall be provided including proposed mitigation for off site light spill pollution to be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure that there is minimal light spill from the site which would have an impact surrounding occupiers/residents in accordance with the NPPF, Policy S53 and S57 of the Central Lincolnshire Local Plan and Policy NPP 6, 7 & 18 of the Gainsborough Neighbourhood Plan.

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

**6.** Within seven days of the site being brought into use, the existing access onto Primrose Street shall be permanently closed in accordance with details to be submitted to and agreed in writing with the Local Planning Authority. The Primrose Street must be permanently closed thereafter unless the approved use (B8) ceases operation

**Reason:** To reduce to a minimum, the number of individual access points in the interests of road safety to accord with the National Planning Policy Framework and Policy S47 of the Central Lincolnshire Local Plan.

**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>

### **COMMUNITY INFRASTRUCTURE LEVY**

Please be aware that as of the 22<sup>nd</sup> 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](http://www.west-lindsey.gov.uk/cilforms) and West Lindsey District Council's own website [www.west-lindsey.gov.uk/CIL](http://www.west-lindsey.gov.uk/CIL). Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

### **Reasons for granting permission**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S33: Non-designated Employment Proposals within Identified Settlements, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S56: Development on Land Affected by Contamination, S57: The Historic Environment and NS73: Gainsborough Riverside Regeneration Area of the Central Lincolnshire Local Plan in the first instance and policies contained within the Gainsborough Town Neighbourhood Plan (NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area, NPP 10 Southern Neighbourhood Renewal Area and NPP 18 Protecting and Enhancing Heritage Assets) and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

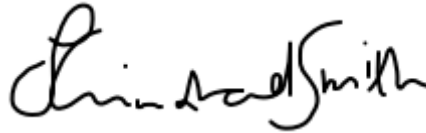
The principle of development is supported as the proposal conforms with Policy S33 and NS73 of the Central Lincolnshire Local Plan and the material consideration that there is a B8 storage fall-back position. The proposed development will not harm the character and appearance of the locality, nor the living conditions of neighbouring occupiers or have a negative impact on the highway network. Furthermore, the proposal will not have a negative impact on the character and appearance of an adjacent Conservation Area and will not have a negative impact on the setting of nearby Listed Buildings.

### **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: 14/10/2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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

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- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

Purchase Notices

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

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## **Officers Report**

**Planning Application No: WL/2025/00856**

**PROPOSAL:** Planning application for a self-storage facility (B8) comprising of the siting of storage containers, erection of 2m high security fencing and pole mounted CCTV

**LOCATION:** LAND AT, THORNTON STREET, GAINSBOROUGH, DN21 1LP

**WARD:** Gainsborough South West

**APPLICANT NAME:** Mr T Bradshaw (J Bradshaw & Sons Ltd)

**TARGET DECISION DATE:** 17/10/2025

**DEVELOPMENT TYPE:** Minor - All other minor developments

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

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### **Description:**

The site is located within the developed footprint of Gainsborough and is accessed to the south off Thornton Street (which is a road off Bridge Street close to the river crossing over the River Trent). The site has commercial uses to the north and to the east and a mix of commercial uses and residential to the south on the other side of Thornton Street. To the west on the other side of Bridge Street is an area of open space leading to the River Trent. There is a Grade II Listed Building (No.110 Bridge Street) located approximately 14 metres to the north west of the north western corner of the site and other Listed Buildings (No.134-136 Bridge Street) located approximately 25 metres to the south west of the site. The Gainsborough Riverside Conservation Area is located on the other side of Bridge Street from the western boundary of the site and the site is located within the Gainsborough Riverside Regeneration Area (Allocation Reference ROA6).

The application seeks permission to create a self-storage facility (B8 use) on the land comprising of 24 '10 foot containers' which measure 3 metres in length, 2.4 metres in width and 2.6 metres in height and 55 '20 foot containers' which measure 6 metres in length, 2.4 metres in width and 2.6 metres in height. The containers will be moss green (RAL6005) in colour. It is also proposed to erect new 2 metre high green palisade security fencing around the site along with new metal sliding entrance gates off Thornton Street along with 22 container mounted lighting columns and 4 pole mounted CCTV cameras at a 5 metre height, alongside soft landscaping along the western and southern boundaries of the site within the proposed security fencing.

One full time and three part time jobs will be created with the self service facility due to operate on a 24/7 basis.

The site is currently used for the storage of vehicle trailers, an established

unrestricted B8 use as confirmed by a recent lawful development certificate (WL/2025/00636).

**Relevant history:**

**WL/2025/00636** - Lawful Development Certificate to confirm the lawful use of the land as B8 Storage or Distribution. Granted 11/08/2025 for the following reasons:

*'The submitted evidence depicts site photographs and Google Earth, Streetview, and Bing Maps imagery from 2009 to May 2025. The images depict, over a substantial period of time, that the land has been used for the storage of trailers. Although the images provide only a snapshot in time at the date shown, these are indicative of a continuous use having taken place on site for a period in excess of 10 years. Furthermore, there is no evidence of the land being used for any other use during this period.'*

*It is clearly evident that the site has been used for a B8 Storage or Distribution use for a continuous period in excess of 10 years.*

*Following careful consideration of all the evidence available it is concluded that on the balance of probabilities the site has been used for a B8 Storage or Distribution use for a continuous period in excess of 10 years.'*

**Representations:**

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

**Town Council:** Supports the application but to request time restrictions - no entry from 9pm at night until 6am in the morning – to be considerate to surrounding residential areas.

**LCC Highways and Lead Local Flood Authority:** The site already has permission for Class B8 use and this will generate a comparable amount of trips. It is therefore not be possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF. It's stated that the existing access onto Thornton Street will be the sole access point for the development, therefore it is requested that the access onto Primrose Street is stopped up. One condition and one informative is suggested.

**Local residents/Occupiers:** No representations received to date.

**Archaeology:** No archaeological input required.

**Conservation Officer:** No representations received to date.

**Checked:** 13/10/2025

**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 2023), the 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 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S33: Non-designated Employment Proposals within Identified Settlements

Policy S47: Accessibility and Transport

Policy S49: Parking Provision

Policy S53: Design and Amenity

Policy S56: Development on Land Affected by Contamination

Policy S57: The Historic Environment

Policy NS73: Gainsborough Riverside Regeneration Area

#### Gainsborough Town Neighbourhood Plan (made 28<sup>th</sup> June 2021) – GNP:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

NPP 10 Southern Neighbourhood Renewal Area\*

NPP 18 Protecting and Enhancing Heritage Assets

\*Obsolete as based on housing allocations in the 2017 Central Lincolnshire Local Plan.

#### 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)**

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)**

#### Conservation Area Legal Duty

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

#### LB Legal Duty

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

#### **Main issues**

- Principle of Development
- Gainsborough Riverside Regeneration Area
- Residential Amenity (including noise)
- Visual Impact
- Highway Safety and Car Parking
- Listed Buildings
- Conservation Area
- Other Matters

#### **Assessment:**

##### Principle of Development

The site is located within the developed footprint of Gainsborough and is accessed to the south off Thornton Street (which is a road off Bridge Street close to the river crossing over the River Trent). The site is currently used for the storage of vehicle trailers, an established unrestricted B8 use as confirmed by a recent lawful development certificate (WL/2025/00636).

The application seeks permission to create a self-storage facility (B8 use) on the site.

Policy S33 of the Central Lincolnshire Local Plan states that proposals on non-designated employment sites such as this site within identified

settlements such as Gainsborough will be supported subject to the following criteria having been met:

- a) There is a clear demonstration that there are no other suitable appropriate sites or buildings within designated employment areas or LEA within the same settlement or within 5km of the site; and
- b) the scale of the proposal is commensurate with the scale and character of the existing settlement; and
- c) there is no significant adverse impact on the character and appearance of the area, and/or the amenity of neighbouring occupiers; and
- d) there are no significant adverse impacts on the local highway network; and
- e) there is no significant adverse impact on the viability of delivering any allocated employment site; and
- f) the proposals maximise opportunities for modal shift away from the private car.

Economic Development have stated that the following sites are available in Gainsborough:

Allocated:

- Strategic Employment Sites (SES) – Somerby Park CLLP Ref E4 - 5.58ha undeveloped land remaining
- Employment Allocations on Sustainable Urban Extensions (SUEs) - CLLP WL/Gain/015 and WL/Gain/001 - 10.76 ha undeveloped\*

\*(The CLLP policy for these sites states for (E(g)/B1 Use Classes)

Important Established Employment Areas (IEEA):

- CLLP E19 Marshall Way - Circa 4.89ha undeveloped

The applicant has also submitted a detailed assessment of alternative sites.

The proposed site is approximately 0.25 Hectares in size and the available areas of land are significantly in excess of this, there would be no reasonable prospect of generating interest from the owners of these sites for use of a small portion of it which would potentially have the effect of stagnating or restricting a complete development of those allocations to their maximum. The proposal site has or is being used for the storage of vehicle trailers, which is an established unrestricted B8 use as confirmed by a recent lawful development certificate (WL/2025/00636).

It is considered that the proposal site is the best suited for the proposed development given the reasons above and the fact that there is a B8 storage fall-back position. The proposal would be of a scale which is commensurate with its location in terms of visual and residential amenity (as explored further below) and there would be no adverse effect on the highway network (as explored below) and the site can be accessed via public transport and is a short walk from Gainsborough Bus Station and Gainsborough Central & Lea Road

Railway Stations. Furthermore, the proposal will create one full time and three part time jobs.

Therefore, the principle of development on this site can be supported as the proposal is considered to accord with Policy S33 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

#### Gainsborough Riverside Regeneration Area

The site is part of the Gainsborough Riverside Regeneration Area (Allocation Reference ROA6). Policy NS73 of the Central Lincolnshire Local Plan states *'that development proposals within the Gainsborough Riverside Regeneration Area will be supported in principle. This in principle support will apply to existing uses and a range of uses which are appropriate in this location including office, leisure, or residential uses. Proposals should not undermine the achievement of the ambitions for this regeneration area, as set out in a)-g) below.*

*Proposals will be viewed particularly favourably where they:*

- a) Protect, enhance or restore the historic identity of the town;*
- b) Strengthen the connection between the river and the town;*
- c) Make the most of the riverside location enhancing;*
- d) Deliver innovative design or design excellence which provides visual interest;*
- e) Contribute positively to the Conservation Area;*
- f) Expand leisure opportunities related to the riverside; and/or*
- g) Enhance public spaces and green infrastructure.'*

The proposal site has or is being used for the storage of vehicle trailers, which is an established unrestricted B8 use as confirmed by a recent lawful development certificate (WL/2025/00636). Therefore, the proposed self-storage facility (B8 use) is acceptable and the containers and 4 CCTV poles can be removed relatively easily if a future proposal that better meets the ambitions of this regeneration area is proposed. It is therefore considered that the proposal accords with Policy NS73 of the Central Lincolnshire Local Plan.

#### Residential Amenity (including noise)

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.

Policy NPP 6 of the Gainsborough Neighbourhood Plan sets out the overarching design principles for good design across Gainsborough and policy NPP 7 uses the evidence base in the Gainsborough Heritage Character Assessment (this site is within the Town Centre Character Area) to highlight the specific local character and design issues that are especially relevant to the Townscape Character Areas.

The application seeks permission to create a self-storage facility (B8 use) on the land comprising of 24 '10 foot containers' which measure 3 metres in length, 2.4 metres in width and 2.6 metres in height and 55 '20 foot containers' which measure 6 metres in length, 2.4 metres in width and 2.6 metres in height. The proposal will operate on a 24/7 basis.

The nearest residential dwellings to the site are as follows:

- Sandars Malting, Bridge Street the south western corner of this building is located approximately 17 metres from the rear (west) elevation of container No.14.
- No.1 and No.3 Thorndike Court the west elevation of which is located approximately 17.5 metres from the side (east) elevation of container No.43.

Owing to the nature of the proposal which is for a self service storage site which will generate relatively low levels of traffic and noise compared to many other commercial uses and the fact the most users will access the storage units during normal business hours it is not considered that the proposal will affect the residential amenity of neighbouring dwellings and occupiers.

The Town Council wants the proposal to be restricted from 9pm at night until 9am in the morning to protect residential amenity. However, the site can be used for unrestricted B8 uses as confirmed by a recent lawful development certificate (WL/2025/00636), many of these uses will create more amenity concerns than the proposed self-storage use of the site. As such no hours of operation will be conditioned as it would not be considered relevant, reasonable or necessary for the hours of operation to be conditioned.

It is therefore considered that the proposal will not harm the amenity of neighbouring occupiers in compliance with the NPPF, Policy S53 of the Central Lincolnshire Local Plan and Policy NPP 6 & 7 of the Gainsborough Neighbourhood Plan.

#### 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.’*

Policy NPP 6 of the Gainsborough Neighbourhood Plan sets out the overarching design principles for good design across Gainsborough and policy NPP 7 uses the evidence base in the Gainsborough Heritage Character Assessment (this site is within the Town Centre Character Area) to highlight the specific local character and design issues that are especially relevant to the Townscape Character Areas.

The application seeks permission to create a self-storage facility (B8 use) on the land comprising of 24 ‘10 foot containers’ which measure 3 metres in length, 2.4 metres in width and 2.6 metres in height and 55 ‘20 foot containers’ which measure 6 metres in length, 2.4 metres in width and 2.6 metres in height.

The containers will be moss green (RAL6005) in colour. It is also proposed to erect new 2 metre high green palisade security fencing around the site along with new metal sliding entrance gates off Thornton Street along with 22 container mounted lighting columns and 4 pole mounted CCTV cameras at a 5 metre height, alongside soft landscaping along the western and southern boundaries of the site within the proposed security fencing.

The site is currently used for the storage of vehicle trailers, an established unrestricted B8 use as confirmed by a recent lawful development certificate (WL/2025/00636). The large trailers, including flatbeds and curtain-siders, are typically around 4 metres in height. This could result in the site being entirely filled with trailers of varying quality and condition.

The proposed storage units and boundary treatments will create a more visually coherent use of the site which will contribute more positively to the character of the area than the current unrestricted B8 use.

It is therefore considered that the proposal will not harm the character and appearance of the street scene or the existing building in accordance with the NPPF, Policy S53 of the Central Lincolnshire Local Plan and Policy NPP 6 & 7 of the Gainsborough Neighbourhood Plan.

#### Highway Safety and Car Parking

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. Policy S49 states that all development apart from residential should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

Paragraph 115 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The proposed self-storage site will be accessed via an existing access off Thornton Street and 20 car parking spaces will be provided within the site and the position of the storage units within the site allows for the circulation of vehicles within the site. The site already has permission for a Class B8 use and this will generate a comparable amount vehicular trips.

The Highways Authority have no objections in relation to impacts upon highway safety. If it is minded to grant permission the condition and informative suggested by the Highways Authority will be attached to the decision notice. Overall, the proposed highway arrangements (car parking) are acceptable and the proposal is considered to accord with Policy S47 and S49 of the Central Lincolnshire Local Plan and the NPPF.

#### Listed Buildings

There is a Grade II Listed Building (No.110 Bridge Street) located approximately 14 metres to the north west of the north western corner of the site and other Listed Buildings (No.134-136 Bridge Street) located approximately 25 metres to the south west of the site.

S.66 of the Listed Buildings Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

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

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

*A Heritage Assessment has been submitted with the application. No comments from the Authority's Conservation Officer have been received. Given the use of the site and the proposed use it is not considered absolutely necessary to wait for such comments.*

It is considered that the proposed storage units (green in colour) and the proposed security fencing (also green in colour) and the other development proposed will create a more visually coherent use of the site which will contribute more positively to the character of the area than the current unrestricted B8 use.

It is therefore considered that the proposal will not harm the setting of nearby Listed Buildings in accordance with the NPPF and Policy S57 of the Central Lincolnshire Local Plan.

#### Conservation Area

The Gainsborough Riverside Conservation Area is located on the other side of Bridge Street from the western boundary of the site.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area and paragraph 210 of the National Planning Policy Framework sets out the desirability for planning decisions to sustain and enhance the significance of heritage assets.

In the Conservation Area section of Policy S57 of the Central Lincolnshire Local Plan it states that '*Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting*'. Criteria (n) through to (r) provides a base to assess the impact on the Conservation Area.

Policy NPP 18 of the Gainsborough Neighbourhood Plan states that development within the Conservation Areas or their settings should demonstrate an understanding of the history and industrial quality of the area.

*A Heritage Assessment has been submitted with the application. No comments from the Authority's Conservation Officer have been received. Given the use of the site and the proposed use it is not considered absolutely necessary to wait for such comments.*

It is considered that the proposed storage units (green in colour) and the proposed security fencing (also green in colour) and the other development proposed will create a more visually coherent use of the site which will contribute more positively to the character of the area than the current unrestricted B8 use.

It is therefore considered that the proposal will not harm the setting of the Gainsborough Riverside Conservation Area in accordance with the NPPF, Policy S57 of the Central Lincolnshire Local Plan, Policy NPP 18 of the Gainsborough Neighbourhood Plan and the statutory duty.

**Other Matters:**

External Lighting

It is proposed to mount lighting columns on 22 of the self storage units. If it is minded to grant permission a condition will be attached to the decision notice requiring full details of the proposed external lighting including a light spill plan to protect the amenity of nearby occupiers/residents in accordance with the NPPF, Policy S53 of the Central Lincolnshire Local Plan and Policy NPP 6 & 7 of the Gainsborough Neighbourhood Plan.

Comments on energy efficiency and biodiversity net gain policies:

The proposed self-storage containers will be located on an existing sealed surface, as such the proposal is exempt from the requirement to provide biodiversity net gain. The proposed storage units will have no heating requirements and as such it would be unreasonable to ask for an energy statement to meet the requirements of Policy S6 and S8 of the Central Lincolnshire Local Plan.

Contamination:

The site is located within a contaminated land buffer zone. The proposed storage units will sit on top of an existing sealed surface and as such there are no contamination issues, but four 5 metre high CCTV columns are also proposed. If it is minded to grant permission an appropriate precautionary condition will be attached to the decision notice in accordance with the NPPF and Policy S56 of the Central Lincolnshire Local Plan.

Minerals and Waste

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 of the Core Strategy & Development Management policies (CSDMP 2016) therefore applies. A minerals assessment has been submitted and it is concluded that no sand and gravel companies would be interested in extracting from this site for the following reasons:

- The full site area is clearly within an existing and operational commercial site.
- The scale of development is of a minor nature, and the site area represents a minimal proportion of the total land area that falls within this mineral safeguarding area. Not only would the extraction be wholly impractical, but it also cannot reasonably be considered to be necessary either given the extent of the alternative (and much more suitable) opportunities for mineral extraction elsewhere.

It is therefore considered that the proposal would not sterilise mineral resources within the minerals safeguarding area or prevent the future minerals extraction on neighbouring land.

**Conclusion and reasons for decision:**

The decision has been considered against Policy S1: The Spatial Strategy and Settlement Hierarchy, S33: Non-designated Employment Proposals within Identified Settlements, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S56: Development on Land Affected by Contamination, S57: The Historic Environment and NS73: Gainsborough Riverside Regeneration Area of the Central Lincolnshire Local Plan in the first instance and policies contained within the Gainsborough Town Neighbourhood Plan (NPP 1 Sustainable Development, NPP 6 Ensuring High Quality Design, NPP 7 Ensuring High Quality Design in each Character Area, NPP 10 Southern Neighbourhood Renewal Area and NPP 18 Protecting and Enhancing Heritage Assets) and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

The principle of development is supported as the proposal conforms with Policy S33 and NS73 of the Central Lincolnshire Local Plan and the material consideration that there is a B8 storage fall-back position. The proposed development will not harm the character and appearance of the locality, nor the living conditions of neighbouring occupiers or have a negative impact on the highway network. Furthermore, the proposal will not have a negative impact on the character and appearance of an adjacent Conservation Area and will not have a negative impact on the setting of nearby Listed Buildings.

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

**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: 788-TBR-0220-A1-P02 dated June 2025, 788-TBR-0220-A3-P01 dated June 2025 and 788-

TBR-0220-A3-P03 dated August 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, Policy S53 of the Central Lincolnshire Local and Policy NPP 6 & 7 of the Gainsborough Neighbourhood Plan.

**3.** 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 in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

**4.** The proposed self storage containers and the proposed palisade security fencing shall be green in colour (RAL 6005) and retained as such thereafter.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 and S57 of the Central Lincolnshire Local Plan and Policy NPP 6, 7 & 18 of the Gainsborough Neighbourhood Plan.

**5.** Prior to the site being first brought into use full details of the position, type, colour and light intensity of all external lighting and structure shall be provided including proposed mitigation for off site light spill pollution to be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure that there is minimal light spill from the site which would have an impact surrounding occupiers/residents in accordance with the NPPF, Policy S53 and S57 of the Central Lincolnshire Local Plan and Policy NPP 6, 7 & 18 of the Gainsborough Neighbourhood Plan.

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

**6.** Within seven days of the site being brought into use, the existing access onto Primrose Street shall be permanently closed in accordance with details to be submitted to and agreed in writing with the Local Planning Authority. The Primrose Street must be permanently closed thereafter unless the approved use (B8) ceases operation

**Reason:** To reduce to a minimum, the number of individual access points in

the interests of road safety to accord with the National Planning Policy Framework and Policy S47 of the Central Lincolnshire Local Plan.

### **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>

#### **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:** 13/10/2025

**Signed:** R,J,Green

**Authorising Officer:** Ian Elliott

**Date:** 13th October 2025

Delegated X

# PAPER I

## Planning Permission

**Name and address of applicant**

Ben Train  
TESCO PLC  
KESTREL WAY  
WELWYN GARDEN CITY  
AL7 1GA

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

Priyanka v  
Tesco Business Solutions  
81 & 82, EPIP ZONE  
WHITEFIELD  
INDIA  
560066

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**Part One – Particulars of application**

Date of application:  
08/09/2025

Application number:  
WL/2025/00897

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**Particulars and location of development:**

**Proposal:** Planning application for new click and collect parking and double canopy.

**Location:**

TESCO STORES LTD  
TRINITY STREET  
GAINSBOROUGH  
DN21 2HA

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**Part Two – Particulars of decision**

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

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

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

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

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

None.

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

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

Site Location Plan dated 31/07/2025

Proposed Canopy details 03\_2551\_03A

Proposed Part Site Plan 02\_2551\_02D

Proposed Site Plan 02\_2551\_02C

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, Policy S53 of the Central Lincolnshire Local Plan 2023 and Policies NPP5, 6 and 7 of the Gainsborough Town Neighbourhood Plan.

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

None.

### **Notes to the Applicant**

#### **Biodiversity Net Gain**

Unless an exception or a transitional arrangement applies<sup>1</sup>, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan<sup>2</sup> has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be West Lindsey District Council.

#### **Biodiversity Gain Plan**

The biodiversity gain plan must include/accompanied by<sup>3</sup>:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat<sup>4</sup> present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state<sup>5</sup>.

#### **The effect of section 73D of the Town and Country Planning Act 1990**

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

<sup>1</sup> listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

<sup>2</sup> The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

<sup>3</sup> Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-Biodiversity%20gain%20plan,-14)

<sup>4</sup> Irreplaceable habitats for the purposed of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

<sup>5</sup> Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

### **Reasons for granting permission**

The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S47 Accessibility and Transport, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and the policies within the Gainsborough Town Neighbourhood Plan and the Statutory duty under Section 66 of the Act in the first instance as well as the provisions of the NPPF and guidance within the NPPG.

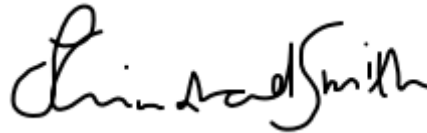
In light of this assessment the proposal comprises of works within an existing supermarket car park. The proposal would not have an unacceptable harmful visual impact on the character of the site and its surroundings and would not harm the living conditions of neighbouring occupiers.

## 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: 14/10/2025

Signed:



Sally Grindrod-Smith  
Director Planning, Regeneration and  
Communities

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

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

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

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.**  
**Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- Please note only the applicant possesses the right to appeal.

#### Purchase Notices

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

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

## Officers Report

**Planning Application No:** WL/2025/00897

**PROPOSAL:** Planning application for new click and collect parking and double canopy.

**LOCATION:**

TESCO STORES LTD  
TRINITY STREET  
GAINSBOROUGH  
DN21 2HA

**WARD:** GAINSBOROUGH SOUTH WEST

**TARGET DECISION DATE:** 03/11/2025

**CASE OFFICER:** Danielle Peck

**Recommended Decision:** Grant planning permission with conditions

**Site Description:** The application site comprises part of the Tesco supermarket car park within Gainsborough. The site is within the defined Gainsborough Town Centre and is located to the south of the Marshalls Yard (Part Grade II Listed) retail complex.

**The Proposal:** The application seeks planning permission for the installation of a double canopy to serve the click and collect parking area which will be finished in a Red RAL 3020 colour. The double canopy would be located within the eastern part of the car park.

The double canopy be erected on galvanised steel posts and would cover an area of approximately 70.81sqm and would have a total height of 3.7m.

### Relevant Planning History

| Reference | Proposal                                                                                                   | Decision                           |
|-----------|------------------------------------------------------------------------------------------------------------|------------------------------------|
| 115895    | Planning Application to form van loading canopy                                                            | Granted time limit plus conditions |
| 115962    | Advertisement Consent to display static internally illuminated gantry and car park signs                   | Granted time limit plus conditions |
| 121264    | Planning Application to erect replacement retail store, associated car parking, landscaping, servicing and | Granted time limit plus conditions |

| Reference | Proposal                                                                                                                                                                                            | Decision                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 128025    | associated works.<br>Planning application for erection of replacement retail store, associated car parking, landscaping, servicing and associated work to replace extant planning permission 121264 | Granted time limit plus conditions<br>21/03/2012 |
| 130841    | Planning application for change of use of 9no. parking spaces to hand car wash and valeting operation, including installation of office and erection of canopy.                                     | Granted time limit plus conditions<br>06/03/2014 |
| 130840    | Advertisement consent to display 10no. fascia signs                                                                                                                                                 | Granted with conditions<br>09/03/2014            |
| 135787    | Application for consent to display 9 illuminated signs and 38 non-illuminated signs                                                                                                                 | Granted time limit plus conditions<br>09/05/2017 |
| 136538    | Planning application for replacement of all MOE doors of the external store to solid panel doors, installation of roller shutter to the lobby door and installation of car park barrier             | Granted time limit plus conditions<br>13/09/2017 |
| 138862    | Prior approval for the installation of PV equipment to roof.                                                                                                                                        | Refused<br>15/02/2019                            |
| 145095    | Application for advertisement consent to install 1no. 42" LCD media charger and 3no. flag pole signs                                                                                                | Granted time limit plus conditions<br>08/08/2022 |

### **Representations**

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

Gainsborough Town Council: Supports the application.

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

LCC Highways and Lead Local Flood Authority: No objections.

LCC Archaeology: No representations received to date.

Date Checked: 14/10/2025

**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 Gainsborough Neighbourhood Plan 2021.

Development Plan

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

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy  
S47 Accessibility and Transport  
S53 Design and Amenity  
S57 The Historic Environment  
S60 Protecting Biodiversity and Geodiversity  
S61 Biodiversity Opportunity and Delivering Measurable Net Gains

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

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

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

Relevant policies of the NP include:

NPP 1 Sustainable Development  
NPP 2 Protecting the Natural Environment and Enhancing Biodiversity  
NPP 5 Protecting the Landscape Character  
NPP 6 Ensuring High Quality Design  
NPP 7 Ensuring High Quality Design in each Character Area

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

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

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

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

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

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

#### LB Legal Duty

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

#### **Main Considerations:**

- Principle of development:
- Visual Amenity;
- Biodiversity Net Gain;
- Other Matters.

#### **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 application proposes the erection of a double canopy within the existing Tesco supermarket car park. The canopy would cover car parking spaces that are used by customers using the supermarkets click and collect facility.

The principle of development is therefore acceptable subject to satisfying all other relevant material planning considerations.

### Visual Amenity

Policy S53 of the CLLP 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.

Policy NPP5 of the Gainsborough Town Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals should be designed and arranged to take account of the landscape and topographical setting of the neighbourhood area and its urban environment. In addition, Policy NPP6 and NPP7 states that development should be of a high design quality that will contribute to the character of Gainsborough Parish.

The proposals would be fully contained within the Tesco car park, being sited towards the far eastern boundary. The canopy has a relatively low overall height and would be seen in context with the supermarket building and trolley parks within the car park and it would not form part of the wider street scene. Overall, the proposal would not have a harmful visual impact upon the area.

Listed Building setting- The Grade II Listed Marshalls Yard retail complex is located c. m to the north west of the application site. Section 66 of the Act places a legislative duty on the Local Planning Authority to have special regard to the preservation of listed buildings. Due to the separation distance and the large supermarket building in between, the proposals would preserve the setting of the Grade II Listed Marshalls Yard retail complex.

Overall, the proposal would accord to the aims of Policy S53 and S57 of the CLLP as well as the Statutory duty contained within Section 66 of the Act.

### Biodiversity Net Gain

Biodiversity Net Gain (BNG) is mandatory on minor developments from 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It requires that development must deliver a net gain of 10% to ensure that habitats for wildlife are left in a measurably better state than they were before the development.

The application form states that the de minimis exemption is applicable due to the site comprising of a concrete sealed surface.

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 set out the exemptions in which the biodiversity gain planning condition would not apply. The 'De minimis exemption' states that development that would not impact a priority habitat or would impact on-site habitat less than the following are considered to be exempt from providing biodiversity net gain:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows.

The development would be fully sited on existing hardstanding and would therefore be exempt from the condition in law. Given the subject of the proposals within a supermarket car park it is reasonable to conclude that in this case there are no other opportunities for any additional landscaping etc.

Other matters:

**Residential Amenity-** With consideration to the significant separation distance between the application site and residential properties there would be no impact upon the amenity of any neighbouring occupiers.

**Highways-** The proposals would be fully contained within the existing supermarket car park and would not have any harmful impact upon highway safety.

**Conclusion and reason for decision:** The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S47 Accessibility and Transport, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and the policies within the Gainsborough Town Neighbourhood Plan and the Statutory duty under Section 66 of the Act in the first instance as well as the provisions of the NPPF and guidance within the NPPG.

In light of this assessment the proposal comprises of works within an existing supermarket car park. The proposal would not have an unacceptable harmful visual impact on the character of the site and its surroundings and would not harm the living conditions of neighbouring occupiers. The application is recommended for approval subject to conditions.

**Decision Level: Delegated**

**RECOMMENDED CONDITIONS**

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

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

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

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

None.

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

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

Site Location Plan dated 31/07/2025  
Proposed Canopy details 03\_2551\_03A  
Proposed Part Site Plan 02\_2551\_02D  
Proposed Site Plan 02\_2551\_02C

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, Policy S53 of the Central Lincolnshire Local Plan 2023 and Policies NPP5, 6 and 7 of the Gainsborough Town Neighbourhood Plan.

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

None.

**Notes to Applicant**

**Biodiversity Net Gain**

Unless an exception or a transitional arrangement applies<sup>1</sup>, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan<sup>2</sup> has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be West Lindsey District Council.

**Biodiversity Gain Plan**

The biodiversity gain plan must include/accompanied by<sup>3</sup>:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;

- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat<sup>4</sup> present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state<sup>5</sup>.

### **The effect of section 73D of the Town and Country Planning Act 1990**

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

<sup>1</sup> listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

<sup>2</sup> The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

<sup>3</sup> Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-.Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-.Biodiversity%20gain%20plan,-14)

<sup>4</sup> Irreplaceable habitats for the purposed of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A

full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/ukxi/2024/48/schedule/made>

<sup>5</sup>Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/ukxi/2015/595#:~:text=Additional%20content%20of%20plan>

### **Human Rights Implications:**

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

### **Legal Implications:**

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

**Prepared by :** Danielle Peck

**Date :** 14/10/2025

**Authorising Officer**  
**14/10/2025**



..... **Date:**

# PAPER J

My name is [REDACTED] from [REDACTED] Morton, Gainsborough, [REDACTED] and I am writing to you to ask for your assistance to organize a new Pedestrian crossing at DN21 2UR location.

My daughter started Queen Elizabeth High School this year and we are very keen to walk to school rather than use our car. But in the morning and at pick-up times the road in front of the school is extremely busy and drivers are not very willing to let the pedestrians safely cross the road at the start of the school grounds on the left (if you face the school).

We have got a traffic light on the right from the school, but it serves mostly Gainsborough students. All the students from the other side (Morton, Walkerith, Blyton, Scotton, Scunthorpe) are left without a safe crossing, as even if they do use the existent traffic light crossing they are forced to walk forward with a traffic passing them by from behind, which is not the safest way!

Please could you assist us in an application for a new Pedestrian (possibly Pelican) crossing for the children of Queen Elizabeth High School?

Here are some pictures of the exact proposal location:



The What3words location is: **ordinary.stood.informs**

I'm looking forward to your reply.