

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 18 November 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

PL26/129 Apologies for Absence

To note apologies for absence.

PL26/130 Declarations of Interest

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

PL26/131 Dispensation Requests

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

PL26/132 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.

PL26/133 Minutes of the Previous Meeting

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

Paper A Tuesday 21 October 2025 (pages 5 to 10)

PL26/134 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01058](#) (received 27/10/25) any observations to make on the application, please make them by 01/12/2025

Proposal: Planning application for façade renovation works including 2no. replacement windows and shop front.

Location: 33 Market Street, Gainsborough

PL26/135 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01059](#) (received 27/10/25) any observations to make on the application, please make them by 01/12/2025

Proposal: Listed building consent for façade renovation works including 2no. replacement windows and shop front.

Location: 33 Market Street, Gainsborough

PL26/136 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01067](#) (received 28/10/25) any observations to make on the application, please make them by 01/12/2025

Proposal: Planning application for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location: Ship Court, Silver Street, Gainsborough

PL26/137 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01068](#) (received 28/10/25) any observations to make on the application, please make them by 01/12/2025

Proposal: Listed building consent for the creation of 8no. apartments, various façade works, and the renovation of the existing commercial unit.

Location: Ship Court, Silver Street, Gainsborough

PL26/138 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01070](#) (received 29/10/25) any observations to make on the application, please make them by 01/12/2025

Proposal: Planning application for proposed rear and side extension.

Location: The Gulf Service Station, 3-15 Lea Road, Gainsborough

PL26/139 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01084](#) (received 03/11/25) any observations to make on the application, please make them by 08/12/2025

Proposal: Application for advertisement consent for 3no. identical, non-illuminated signs.

Location: A156 Lea Road/Foxby Hill Roundabout, Gainsborough

PL26/140 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01086](#) (received 03/11/25) any observations to make on the application, please make them by 08/12/2025

Proposal: Planning application for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

PL26/141 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01087](#) (received 03/11/25) any observations to make on the application, please make them by 08/12/2025

Proposal: Listed building consent for the change of use of former bank to create 2no. ground-floor retail units, 2no. upper-floor apartments and 1no. ancillary short stay guest room, installation of roof-mounted solar PV panels, 2no. air-source heat pumps, hot-water cylinder, battery storage, green roof and modular living wall system to inner courtyard elevations, 3no. replacement external doors new refuse and cycle storage within the rear yard, internal fire-safety upgrades including emergency lighting, and detection system and accessible ground-floor WC.

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

PL26/142 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01091](#) (received 04/11/25) any observations to make on the application, please make them by 08/12/2025

Proposal: Planning application for the replacement of boundary wall with fencing.

Location: 22 Oak Tree Avenue, Gainsborough

PL26/143 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01106](#) (received 10/11/25) any observations to make on the application, please make them by 15/12/2025

Proposal: Planning application for extension over existing garage.

Location: Rowen House, Summer Hill, Gainsborough

PL26/144 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/01118](#) (received 12/11/25) any observations to make on the application, please make them by 15/12/2025

Proposal: Planning application for proposed garden room and removal of old shed/outbuilding.

Location: 276 Lea Road, Gainsborough

PL26/145 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00876 GRANTED (Delegated)

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

Location: 124A Trinity street, Gainsborough

Paper B (pages 11 to 24)

PL26/146 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/00966 GRANTED (Delegated)

Proposal: Planning application to erect fencing.

Location: 11 Heapham Crescent, Gainsborough

Paper C (pages 25 to 35)

PL26/147 Street Naming Requests

To consider street naming requests received (if any).

PL26/148 Tree Preservation Orders

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

PL26/149 Proposed Bus Stop Clearways - Park Springs Road, Gainsborough

To consider consultation to establish Bus Stop Clearways at Park Springs Road, Gainsborough.

Paper D (pages 36 to 42)

PL26/150 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

PL26/151 Time and Date of Next Meeting

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

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 13 November 2025

PAPER A

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



DRAFT PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on **Tuesday 21 October 2025** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor James Plastow (Chair)

Councillor Mark Binns
Councillor David Dobbie
Councillor Doug Owles
Councillor Richard Thompson

Councillor Stephen Blogg
Councillor Paul Key
Councillor Glenn Puxty

In Attendance:

Natasha Gardener

Assistant Clerk

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

PL26/103 Apologies for Absence

Apologies for absence were received from Councillor P Hooton.

PL26/104 Declarations of Interest

No declarations of interest were made.

PL26/105 Dispensation Requests

No dispensation requests were received.

PL26/106 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/107 Minutes of the Previous Meeting

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 16 September 2025 be approved as a true and accurate record and signed by the Chair.

Note: Councillors Plastow and Puxty abstained on voting on the above resolution.

PL26/108 Planning Application

[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

RESOLVED: to comment on the application and to request that all public rights of way in the area continue to be kept open to the public. Furthermore, to request that the ancient wood area is kept as is, to keep the green vein down Corringham Road.

RESOLVED: to contact Corringham Parish Council that we've had some issues before with public rights of way in the area, consequently when they consult on this matter, please consider public rights of way.

PL26/109 Planning Application

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

RESOLVED: to support the application on the condition that the times are amended to 06:00 to 23:00 rather than a 05:00 start, to show consideration to surrounding residential properties.

At the request of Councillor Key a recorded vote was taken as follows: -

For: – Councillors Dobbie, Plastow, Thompson, Owles, Puxty

Against: – Councillors Key, Blogg

Abstained: - Councillor Binns

PL26/110 Planning Application

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

RESOLVED: to not comment on the application.

PL26/111 Planning Application

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

RESOLVED: to support the application.

PL26/112 Planning Application

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

Note: Councillor Dobbie suggested to comment on the decision notice, as this has already been approved, see item PL26/119.

PL26/113 Planning Application

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

RESOLVED: to support the application.

PL26/114 Decision Notice (Paper B)

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

RESOLVED: to NOTE the decision notice.

PL26/115 Decision Notice (Paper C)

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

RESOLVED: to NOTE the decision notice.

PL26/116 Decision Notice (Paper D)

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

Proposal: Planning application for replacement storage unit.

Location: 19 Market Street, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/117 Decision Notice (Paper E)

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

RESOLVED: to NOTE the decision notice.

Note: Councillor Dobbie requested that it be noted that there is no final scheme of landscaping included at this time.

PL26/118 Decision Notice (Paper F)

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

RESOLVED: to NOTE the decision notice.

PL26/119 Decision Notice (Paper G)

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

RESOLVED: to NOTE the decision notice.

PL26/120 Decision Notice (Paper H)

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

RESOLVED: to NOTE the decision notice.

PL26/121 Decision Notice (Paper I)

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

RESOLVED: to NOTE the decision notice.

PL26/122 Street Naming Requests

No street naming requests were received.

PL26/123 Tree Preservation Orders

No tree preservation orders were received.

PL26/124 Asset of Community Value – Bracken Park

Members noted the 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.

RESOLVED: to inform the resident that the owner of the property has until Wednesday 29 October 2025 to request a review of the decision to register, consequently if they have any further comment, in the event the owner requests a review, to please let us know.

PL26/125 Traffic Regulation Order (Paper J)

Members considered the request for a pedestrian crossing near Queen Elizabeth High School.

RESOLVED: to forward the request onto the County Councillor for the area, Councillor T Young, to raise with the County Council Highways Department.

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

PL26/126 Lincolnshire Road Safety Partnership

Members considered arranging a visit to the Lincolnshire Road Safety Partnership Offices, Witham House, Lincoln.

RESOLVED: To request, if possible, for a virtual meeting rather than an in-person meeting and to extend the invitation to all councillors.

PL26/127 Items for Notification

- i. Footpath Mayfield to Margaret Close

PL26/128 Time and Date of Next Meeting

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

The meeting closed at 8:02pm.

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

PAPER B

Planning Permission

Name and address of applicant

Jean-Benoit Lefebvre
124A TRINITY STREET
GAINSBOROUGH
DN21 1JD

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
01/09/2025

Application number:
WL/2025/00876

Particulars and location of development:

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

Location:

124A TRINITY STREET
GAINSBOROUGH
DN21 1JD

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 must be carried out in accordance with the following proposed drawings:
 - Site Location Plan dated 27th August 2025
 - Proposed Site Plan dated 27th August 2025

- Proposed West Elevation received 1st September 2025
- Samsung Cebu Heat Pump Brochure received 10th September 2025

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

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

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

None.

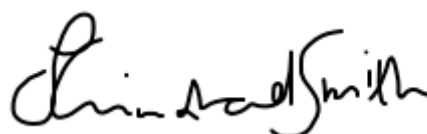
Reasons for granting permission

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S13 Reducing Energy Consumption in Existing Buildings, S53 Design and Amenity, S57 The Historic Environment, S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023 in the first instance, as well as NPP1 Sustainable Development, NPP6 Ensuring High Quality Design and NPP7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan. Furthermore, consideration has been given to guidance contained within the Lincolnshire Minerals and Waste Plan, National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

As a result of this assessment, it is considered that the principle of the development can be supported as the proposal would support the use of renewable energy to the existing business. The proposal would not impact upon neighbouring land uses, nor would it have a detrimental impact upon highway safety. Therefore, the application is recommended for approval subject to conditions.

Date: 27/10/2025

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

Purchase Notices

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

the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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

Officers Report

Planning Application No: WL/2025/00876

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

LOCATION:

124A TRINITY STREET
GAINSBOROUGH
DN21 1JD

WARD: GAINSBOROUGH SOUTH-WEST

TARGET DECISION DATE: 27/10/2025

CASE OFFICER: James Newton

Recommended Decision: Grant permission, subject to conditions.

Site Description and Proposal:

The application site is located on Trinity Street, within the settlement boundary of Gainsborough. The site at present comprises of a two-storey building attached to the rear of a two-storey building facing the street front. The existing building is for the use of veterinary practice (Use Class E). There is a car park to the rear of the building of which is accessible from Trinity Street to the east. There is a Grade II listed building (Church of the Holy Trinity) located approximately 67 metres to the east.

The application seeks permission to erect 2no Air Source Heat Pumps to the western elevation. These would sit approximately 3.2 metres off the ground floor.

Relevant Planning History

Reference	Proposal	Decision
99/P/0043	To change the use of premises from offices and storage area to offices and social education training facility.	Granted 11/02/1999
145316	Planning application for the change of use from Class E former NHS Trust to veterinary practice including entrance gates.	Granted time limit plus conditions 12/10/2022

Representations

Chairman/Ward members:

No representations received.

Gainsborough Town Council:

No representations received.

Local residents:

No representations received.

LCC Highways and Lead Local Flood Authority:

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

LCC Archaeology

No representations received.

WLDC Conservation Officer:

No representations received.

Date Checked: 24th October 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 (Adopted June 2021)

Development Plan

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

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S13 Reducing Energy Consumption in Existing Buildings
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 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:

NPP1 Sustainable Development
NPP6 Ensuring High Quality Design
NPP7 Ensuring High Quality Design in each Character Area

Townscape Character Area 6

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

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

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

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

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

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Other:

LB Legal Duty

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

Main Considerations:

- Principle of development
- Visual Impact
- Residential Amenity
- The Historic Environment (Setting of Listed Building)
- Biodiversity Net Gain
- Energy Efficiency

Assessment:

Principle of the Development:

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

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

The development proposes to install 2no Air Source Heat Pumps to the western elevation. These ASHP would serve two internal operating theatres at the first floor of the existing building. The proposed development would add additional infrastructure to the site to help heat the building using renewable energy technology. The principle of development is therefore acceptable subject to satisfying all material planning considerations.

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.*

NPP1 of the Gainsborough Neighbourhood Plan states a) *the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Town in which it is located as identified in the Character Assessment and in Policy NPP7.*

The ASHP would be mounted on the western elevation at approximately 3.1 metres high and would face onto the existing car parking facilities to the rear of the site. The development would only be seen from users of the car parking, of which is strictly for the users of the vets, and the neighbouring business to the south.

Given the location of the proposal in relation to the street scene, and the standard design of the heat pumps, it is considered that the development would accord with policy S53 of the CLLP and Policy NNP1 of the Gainsborough Neighbourhood Plan as well as provisions of the NPPF.

Residential Amenity & Noise:

Section 7 of Policy S53 states b) *Be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site* and c) *Not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources;*

The position, scale and use of the development would not cause any overlooking, loss of light or overbearing nature on the neighbouring dwellings to the south, or existing uses.

The ASHP would be located approximately 7 metres to the nearest dwellings to the south, and 13 metres to the nearest window on the rear elevation, of which would give adequate separation distance to the reduce any unnecessary noise impact onto these residential neighbours. The application

submission includes a specification for the proposed heat pumps. The heat pump would have an outdoor sound pressure of 46 db(A) and an outdoor sound power of 63(A). It is also noted that the development would not be on a wall facing the neighbouring dwellings.

It is considered that the development would accord with Policy S53 and provisions of the NPPF.

The Historic Environment (Setting of Listed Building):

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines a statutory obligation that the Local Planning Authority should have special regard for preserving and enhancing the setting and special architectural and historic significance of Listed Buildings. The site is within the setting of the Church of the Holy Trinity, a grade II listed building located approximately 58 metres to the east of the site.

Local Policy S57 states that *Development proposals will be supported where they: d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset.*

The proposed air source heat pumps would be located on the western elevation (rear). Given that the proposal is located to the rear of the site, this allows for the existing dwelling to act as a screen between the development and the listed building. Owing to the minor scale of the proposal and intervening built form, it is considered that the setting of the Listed Building would be preserved in accordance with the Statutory Duty and Policy S57.

Biodiversity Net Gain:

Policy S60 of the CLLP requires that proposals should protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory).

Policy S61 Requires that development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

Given the scale of the proposed development, the proposal would appear to be exempt under the 'de minimis' exemption through the following paragraph. If a development impacts less than 25 square meters of non-priority habitat but 5m or more of nonpriority linear habitat is negatively impacted, or vice-

versa, then the exemption will not apply and all habitats will be subject to BNG.

Energy Efficiency:

Policy S13: Reducing Energy Consumption in Existing Buildings encourages applicants to consider all opportunities to improve the energy efficiency of that building. The proposed development would provide further renewable energy technology which will provide heating to the building. This would reduce the carbon footprint of the veterinary practice which would be a benefit of the development and the site.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S13 Reducing Energy Consumption in Existing Buildings, S53 Design and Amenity. S57 The Historic Environment, S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023 in the first instance, as well as NPP1 Sustainable Development, NPP6 Ensuring High Quality Design and NPP7 Ensuring High Quality Design in each Character Area of the Gainsborough Town Neighbourhood Plan. Furthermore, consideration has been given to guidance contained within the Lincolnshire Minerals and Waste Plan, National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

As a result of this assessment, it is considered that the principle of the development can be supported as the proposal would support the use of renewable energy to the existing business. The proposal would not impact upon neighbouring land uses, nor would it have a detrimental impact upon highway safety. Therefore, the application is recommended for approval subject to conditions.

Decision Level: Delegated

Conditions:

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

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

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

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

None.

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

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

- Site Location Plan dated 27th August 2025
- Proposed Site Plan dated 27th August 2025
- Proposed West Elevation received 1st September 2025
- Samsung Cebu Heat Pump Brochure received 10th September 2025

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

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

Human Rights Implications:

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

Legal Implications:

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

Prepared by : James Newton

Date : 24/10/2025

Authorising Officer

A handwritten signature in blue ink, appearing to read 'G. B. F. O. I. C.', is enclosed within a light gray rectangular box.

Date: 24/10/2025

PAPER C

Planning Permission

Name and address of applicant

Chris Brown
11 HEAPHAM CRESCENT
GAINSBOROUGH
DN21 1TB

Name and address of agent (if any)

Part One – Particulars of application

Date of application:

26/09/2025

Application number:

WL/2025/00966

Particulars and location of development:

Planning application to erect fencing.

11 HEAPHAM CRESCENT, GAINSBOROUGH, DN21 1TB

Part Two – Particulars of decision

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

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

None.

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

None.

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

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

- Site Location Plan dated 25th September 2025
- Proposed Site Layout received 26th September 2025

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

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

2. The proposed development must be constructed from the proposed fence panel photo received 25th September 2025 and the Application Form dated 26th September 2025.

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

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

None.

Notes to the Applicant

Community Infrastructure Levy

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

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

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

Reasons for granting permission

The application has been considered against Policies S6 Design Principles for Efficient Buildings, S53 Design and Amenity and S61 Biodiversity Opportunity and Delivering Measurable Net Gain of the Central Lincolnshire Local Plan and Policies NPP 1 Sustainable Development, NPP 5 Protecting the Landscape Character, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area contained in the Gainsborough Town Neighbourhood Plan. Consideration has also been given to all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

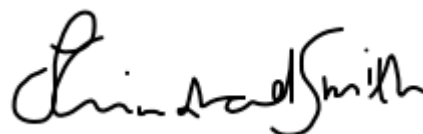
In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and would not harm the character and appearance of the street-scene or the dwelling, or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Working Practice Statement

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

Date: 13/11/2025

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).

Self-build and Custom housebuilding

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

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

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

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

Appeals to the Secretary of State

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

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

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

Purchase Notices

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

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

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2025/00966

PROPOSAL: Planning application to erect fencing.

LOCATION: 11 HEAPHAM CRESCENT, GAINSBOROUGH, DN21 1TB

WARD: GAINSBOROUGH EAST

APPLICANT NAME: Chris Brown

TARGET DECISION DATE: 21/11/2025

CASE OFFICER: James Newton

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site is located on Heapham Crescent, within the settlement boundary of Gainsborough. The site consists of two-storey mid terraced dwelling with a pitched roof. The neighbouring properties to the east and west are mid-terrace two storey dwellings, with the highway to the north.

The application seeks permission for the erection of a closeboard fence to the front of the dwelling.

Relevant Planning History

Reference	Proposal	Decision
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No planning applications found.

Relevant Planning Constraints:

Representations:

Chairman/Ward Members:	No representations received.
Gainsborough Town Council:	RESOLVED: to not comment on the application.
Local Residents:	No representations received.
LCC Highways/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. Comments: The proposal will not have an unacceptable impact on the public highway
LCC Archaeology:	No representations received.
System Checked:	11 th November 2025

Relevant Planning Policies:	
National Guidance/Legislation	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Model Design Code 2021 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024.
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S53 Design and Amenity S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Town Neighbourhood Plan (2020-2036) The following policies are considered relevant in the determination of this application: NPP 1 Sustainable Development NPP 5 Protecting the Landscape Character NPP 6 Ensuring High Quality Design NPP 7 Ensuring High Quality Design in each Character Area <u>Character Area Assessment</u> TCA 03: Middlefield
Other:	N/A

Assessment:

POLICY S53 – Design and Amenity and NPP 6 Ensuring High Quality Design

Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes. The development proposed relates well to the site and existing characteristics
Is the development appropriate for its context, respecting rhythm, plot widths and gaps between buildings? Does it contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness? Does it reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design which sympathetically complement or contrast with the local style?
Yes. It is considered that this proposal would not create any adverse effect upon the street scene.
Does it use high quality materials which reinforce or enhance local distinctiveness?
Yes. There are already several dwellings within the street scene that have fencing boundaries around the perimeters of the site. A condition to ensure the choice of materials shall be included with the permission
Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?
Yes.
Does it protect any important local views into, out of or through the site?
Yes.
Does it retain existing natural and historic features where possible?
Yes. There are no natural or historic features within the vicinity of the site.
Does the development result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, artificial light or glare? Does it result in adverse impacts through noise, odour, fumes, smoke, dust or other sources?
No. The proposal would not have any unacceptably harmful impacts in relation to overlooking, overshadowing or over dominance due to the size, scale and siting of the proposals in relation to neighbouring properties. There are no amenity concerns with this proposal.
Does the development provide quality internal space and is the ratio of developed to undeveloped space within the plot acceptable? (garden area)
Yes.
Does the development include safe access and well considered parking?
Yes. The proposed would not affect the existing parking arrangements.
Does the development consider opportunities to strengthen biodiversity and achieve wider goals for biodiversity net gain?
Householder development is exempt from being required to deliver biodiversity net gain.
Other considerations:
Energy Efficiency Policies S6 and S13 encourages applicants to consider all opportunities to improve the energy efficient of the building.

Policy S13 of the CLLP only encourages applicants to consider all opportunities to improve the energy efficiency of the building. In addition, it is not considered to be reasonable or necessary to include conditions to meet the requirements due to the size and scale of the proposal. Householder development is exempt from being required to deliver biodiversity net gain.

Conclusion and reasons for decision:

The application has been considered against Policies S6 Design Principles for Efficient Buildings, S53 Design and Amenity and S61 Biodiversity Opportunity and Delivering Measurable Net Gain of the Central Lincolnshire Local Plan and Policies NPP 1 Sustainable Development, NPP 5 Protecting the Landscape Character, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area contained in the Gainsborough Town Neighbourhood Plan. Consideration has also been given to all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and would not harm the character and appearance of the street-scene or the dwelling, or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Decision Level: Delegated

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:

1. 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 25th September 2025
- Proposed Site Layout received 26th September 2025

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

2. The proposed development must be constructed from the proposed fence panel photo received 25th September 2025 and the Application Form dated 26th September 2025.

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

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

None

Human Rights Implications:

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

Legal Implications:

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

Prepared by: James Newton

Date: 11/11/2025

A handwritten signature in black ink, appearing to read 'R. Jackson', with a horizontal line underneath.

Authorising Officer:

Date: 11/11/2025

PAPER D

Recipient Address

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

Ref: NB/439 FAO Nigel Brumby
Date: 3rd November 2025

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

Dear Sir/Madam

RE: PARK SPRINGS ROAD, GAINSBOROUGH – BUS STOP CLEARWAY

Lincolnshire County Council recently received a request to establish a Bus Stop Clearways at the above location.

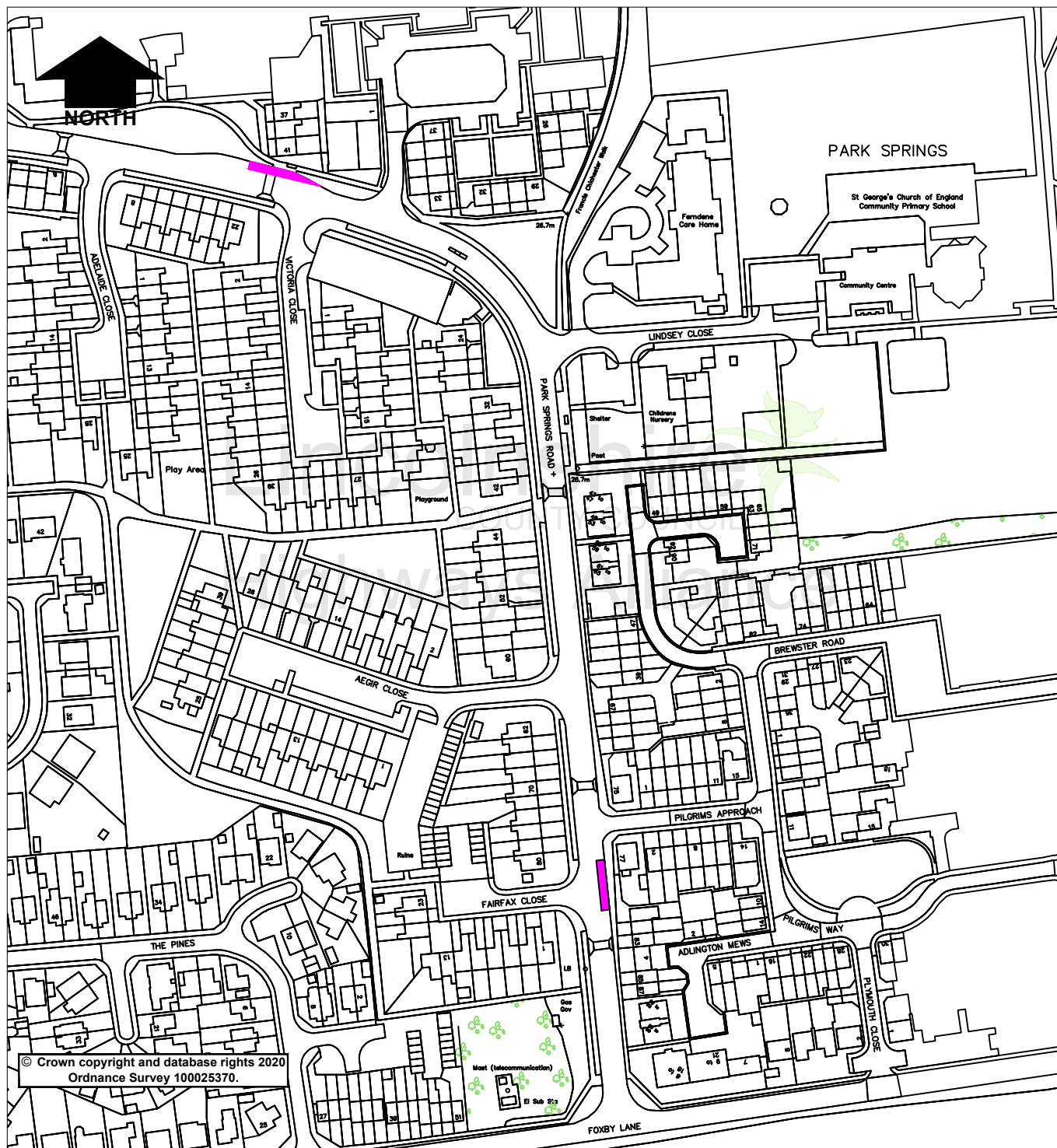
The bus stop clearways replace the existing bus stop markings and will conform to the Regulations. The clearways will ensure unrestricted access for scheduled bus services by prohibiting the stopping, waiting and loading of any vehicle except a bus. The clearways will be in operation between the hours of 07:00am to 7:00pm Monday to Saturday.

The approximate length of road covered by the proposal is shown on the enclosed plan/public notice. I would be pleased to receive any comments you may have by **5th December 2025**.

Yours Faithfully

N.Brumby

For Programme Leader Minor Works & Traffic

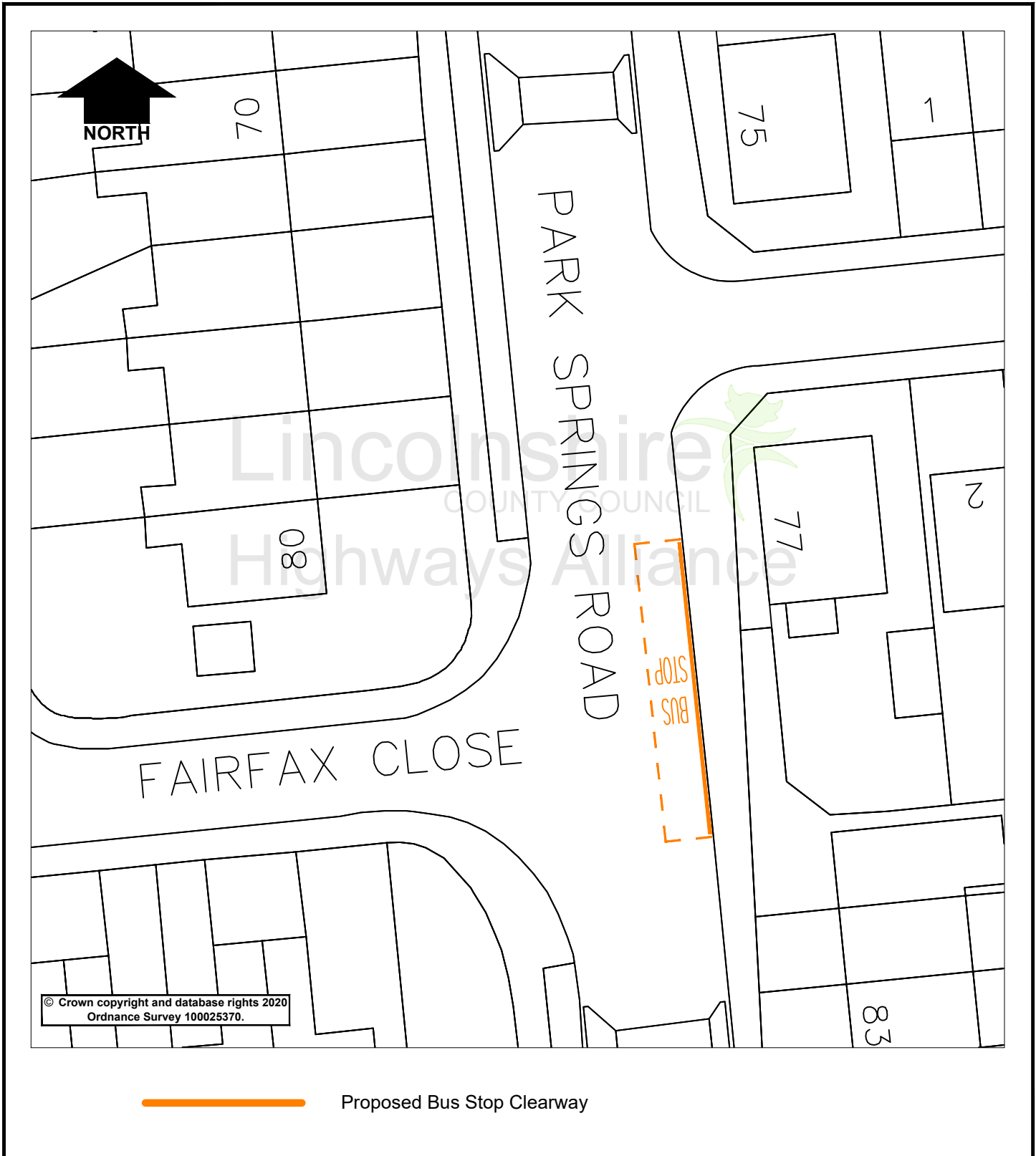


Proposed Bus Stop Clearways

Lincolnshire
COUNTY COUNCIL
Highways Alliance

Lancaster House
36 Orchard Street
Lincoln
LN1 1XX

Rev.	Description	Drawn	Ch'kd	Auth	Date
	Project	Drawn			Date
	Park Springs Road, Gainsborough	NB			Oct 25
	Status	Project No.	439	Auth	Traced
	Drawing Title	Overview Plan - Proposed Bus Stop Clearways			Scale
					NTS
	Drawing No.	NB/439/001			Rev.
					0



Rev.	Description	Drawn	Ch'kd	Auth	Date
		Drawn			Date
		NB			Oct 25
		Ch'kd			Date
Status	Project No.	Auth		Traced	
	439A				
Drawing Title	Proposed Bus Stop Clearways				Scale
					NTS
Drawing No.	NB/439A/001				Rev.
					0

Lincolnshire
COUNTY COUNCIL
Highways Alliance

Lancaster House
36 Orchard Street
Lincoln
LN1 1XX



37

41

PARK SPRINGS ROAD

BUS STOP

VICTORIA CLOSE

22

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Ordnance Survey 100025370.

Proposed Bus Stop Clearway

Lincolnshire
COUNTY COUNCIL
Highways Alliance

Lancaster House
36 Orchard Street
Lincoln
LN1 1XX

Rev.	Description	Drawn	Ch'kd	Auth	Date
Project		Drawn	Date		
Park Springs Road, Gainsborough		NB	Oct 25		
Status		Ch'kd	Date		
Project No. 439B		Auth	Traced		
Drawing Title				Scale	
Proposed Bus Stop Clearways				NTS	
Drawing No. NB/439B/001				Rev. 0	

PUBLIC NOTICE

LINCOLNSHIRE COUNTY COUNCIL BUS STOP CLEARWAY (GAINSBOROUGH – PARK SPRINGS ROAD)

Notice is hereby given that Lincolnshire County Council propose to introduce a bus stop clearway as defined in the Traffic Signs Regulations and General Directions 2016 which will introduce the following restriction:

NO STOPPING EXCEPT LOCAL BUSES 7am – 7pm Monday to Saturday

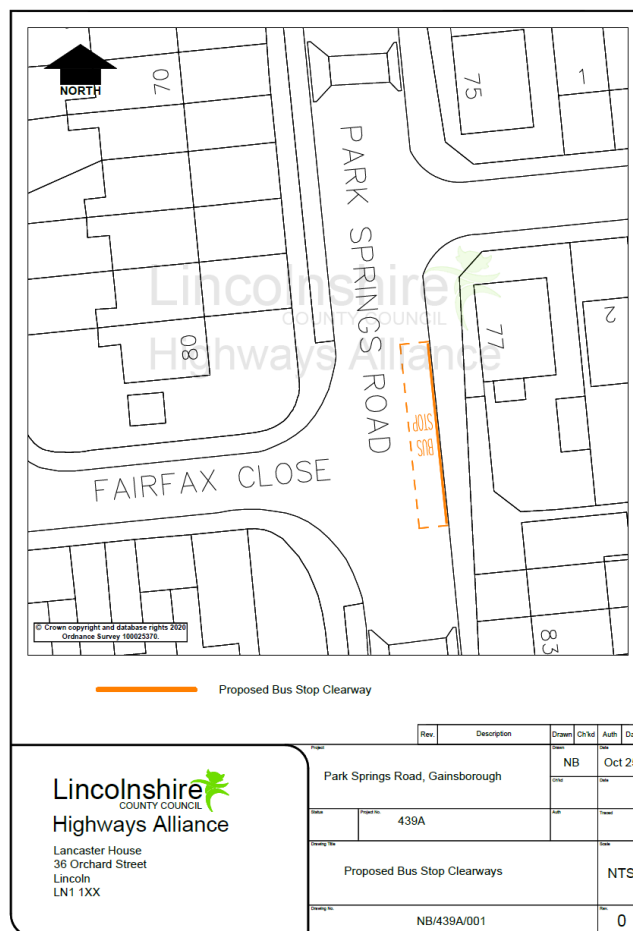
The bus stop clearway replaces the existing bus stop markings and will conform to the Regulations.

The clearway will ensure unrestricted access for scheduled bus services by prohibiting the stopping, waiting and loading of any vehicle except a bus.

The approximate length of road covered by the proposal is shown on the plan below.

Comments must be made in writing to Chief Executive - Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX or Email: TRO@lincolnshire.gov.uk (For the attention of: N Brumby, Traffic Orders Section) by **5th December 2025**

Chief Executive, Lincolnshire County Council



PUBLIC NOTICE

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Chief Executive, Lincolnshire County Council

