

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 Glenn Puxty

Councillor Kenneth Woolley

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor Paul Hooton

Councillor Doug Owles

Councillor Richard Thompson

Councillor Richard Doy (sub)

NOTICE IS HEREBY GIVEN and Members are summoned to attend a meeting of the Planning Committee of the Council to be held on **Tuesday 20 January 2026 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

PL26/172 Apologies for Absence

To note apologies for absence.

PL26/173 Vice Chair

To appoint Vice Chair for this committee.

PL26/174 Declarations of Interest

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

PL26/175 Dispensation Requests

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

PL26/176 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.

PL26/177 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 Wednesday 17 December 2025 (pages 5 to 9)

PL26/178 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00025 \(received 09/01/26\) any observations to make on the application, please make them by 09/02/2026](#)

[Proposal: Planning application for stabilisation and repair works to a curtilage listed boundary wall.](#)

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

PL26/179 Planning Application

To consider planning application received.

[Application Ref No: WL/2025/00026 \(received 09/01/26\) any observations to make on the application, please make them by 09/02/2026](#)

[Proposal: Listed building consent for stabilisation and repair works to a curtilage listed boundary wall.](#)

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

PL26/180 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00033 \(received 13/01/26\) any observations to make on the application, please make them by 16/02/2026](#)

[Proposal: Advertisement consent to display 1no. freestanding sign.](#)

[Location: Land Adjacent Old Filling Station, Heapham Road, Gainsborough](#)

PL26/181 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01139 REFUSED (Delegated)

Proposal: Planning application to erect boundary fence, brick built pillars and gate to the front of property.

Location: 15 Spring Gardens, Gainsborough

Paper B (pages 10 to 25)

PL26/182 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01118 GRANTED (Delegated)

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

Location: 276 Lea Road, Gainsborough

Paper C (pages 26 to 37)

PL26/183 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01084 GRANTED (Delegated)

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

Location: A156 Lea Road / Foxby Hill Roundabout, Gainsborough
Paper D (pages 38 to 51)

PL26/184 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01070 GRANTED (Delegated)

Proposal: Planning application for proposed rear and side extension for a café.

Location: 3-15 Lea Road, Gainsborough

Paper E (pages 52 to 68)

PL26/185 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01091 GRANTED (Delegated)

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

Location: 22 Oak Tree Avenue, Gainsborough

Paper F (pages 69 to 82)

PL26/186 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01126 GRANTED (Delegated)

Proposal: Listed building consent for the installation of an electric vehicle (EV) charger unit and replacement of highway boundary wall.

Location: 12 Morton Terrace, Gainsborough

Paper G (pages 83 to 86)

PL26/187 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01125 GRANTED (Delegated)

Proposal: Planning application for the installation of an electric vehicle (EV) charger unit and replacement of the highway boundary wall.

Location: 12 Morton Terrace, Gainsborough

Paper H (pages 87 to 100)

PL26/188 Decision Notice

To note decision notice received.

Application Ref No: WL/2025/01106 REFUSED (Delegated)

Proposal: Planning application for extension over existing garage.

Location: Rowen House, Summer Hill, Gainsborough

Paper I (pages 101 to 110)

PL26/189 Street Naming Requests

To consider street naming requests received (if any).

PL26/190 Tree Preservation Orders

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

PL26/191 Definitive Map Modification Order (DMMO) Application

To consider whether to proceed with DMMO application for the footpath from Mayfield to Margaret Close.

PL26/192 Items for Notification

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

PL26/193 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 17 February 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Thursday, 15 January 2026

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 **Wednesday 17 December 2025** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Glenn Puxty (Chair)

Councillor Stephen Blogg

Councillor David Dobbie

Councillor Richard Thompson

Councillor Michael Devine (sub)

Councillor Doug Owles

In Attendance:

Rachel Allbones

Town Clerk

Due to the Chair and Vice Chair being absent from the meeting it was **RESOLVED:** to elect Councillor Glenn Puxty as Chair for the meeting.

PL26/152 Apologies for Absence

Apologies for absence were received from Councillors M Binns, P Hooton, P Key, J Plastow.

PL26/153 Declarations of Interest

No declarations of interest were made.

PL26/154 Dispensation Requests

No dispensation requests were received.

PL26/155 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/156 Minutes of the Previous Meeting

RESOLVED: that the minutes of the Planning Committee meeting held on Tuesday 18 November 2025 be approved as a true and accurate record and signed by the Chair.

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

PL26/157 Planning Application

[Application Ref No: WL/2025/01125](#) (received 14/11/25) any observations to make on the application, please make them by 15/12/2025

Initialled:

Proposal: Planning application for the installation of an electric vehicle (EV) charger unit and replacement of the highway boundary wall.
Location: 12 Morton Terrace, Gainsborough

RESOLVED: to not submit a comment.

PL26/158 Planning Application

Application Ref No: WL/2025/01126 (received 14/11/25) any observations to make on the application, please make them by 15/12/2025

Proposal: Listed building consent for the installation of an electric vehicle (EV) charger unit and replacement of highway boundary wall.
Location: 12 Morton Terrace, Gainsborough

RESOLVED: to not submit a comment.

PL26/159 Planning Application

Application Ref No: WL/2025/01130 (received 17/11/25) any observations to make on the application, please make them by 22/12/2025

Proposal: Planning application for replacement storage unit being variation of conditions 2 & 3 of planning permission WL/2025/00756 granted 15 September 2025 - increase the height by 20cm and length by 20cm and change materials to Graphite/Dark Blue metal cladding.
Location: Apex Dental Ltd, 19 Market Street, Gainsborough

RESOLVED: to support the application.

PL26/160 Planning Application

Application Ref No: WL/2025/01139 (received 19/11/25) any observations to make on the application, please make them by 22/12/2025

Proposal: Planning application to erect boundary fence, brick-built pillars and gate to the front of property.
Location: 15 Spring Gardens, Gainsborough

RESOLVED: to support the application.

PL26/161 Planning Application

Application Ref No: WL/2025/01163 (received 28/11/25) any observations to make on the application, please make them by 29/12/2025

Proposal: Planning application for change of use of vacant spaces on the 1st, 2nd & 3rd floors from E(a) retail to (C3) residential accommodation, internal alterations to form 5no. residential units including installation of 4no. windows to rear elevation, including rectifying unlawful work.
Location: 4 Silver Street, Gainsborough

RESOLVED: to support the application.

PL26/162 Planning Application

Application Ref No: WL/2025/01164 (received 28/11/25) any observations to make on the application, please make them by 29/12/2025

Proposal: Listed building consent for change of use of vacant spaces on the 1st, 2nd & 3rd floors from E(a) retail to (C3) residential accommodation, internal alterations to form 5no. residential units including installation of 4no. windows to rear elevation, including rectifying unlawful work.

Location: 4 Silver Street, Gainsborough

RESOLVED: to support the application.

PL26/163 Planning Application

Application Ref No: WL/2025/00348 (received 10/12/25) any observations to make on the application, please make them by 24/12/2025

Proposal: Planning application for 9no. flats, secure bin storage and cycle storage, and off road parking

Location: Land at North Street (Rear of Former Friendship Hotel), Gainsborough

RESOLVED: to support the application.

PL26/164 Planning Application

Application Ref No: WL/2025/01198 (received 10/12/25) any observations to make on the application, please make them by 12/01/2026

Proposal: Planning application for demolition of parts of existing garden store and making good disturbed areas of garden wall structure.

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: to not comment on the application.

PL26/165 Planning Application

Application Ref No: WL/2025/01199 (received 10/12/25) any observations to make on the application, please make them by 12/01/2026

Proposal: Listed building consent for demolition of parts of existing garden store and making good disturbed areas of garden wall structure.

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: to not comment on the application.

PL26/166 Decision Notice (Paper B)

Application Ref No: WL/2025/00865 GRANTED (Committee)

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 NOTE the decision notice.

PL26/167 Decision Notice (Paper C)

Application Ref No: WL/2025/00978 GRANTED (LCC)

Proposal: Planning application for installation of a fire suppression system with external pumphouse and water storage tank.

Location: Lincolnshire Waste Disposal, Marshall Way, Gainsborough

RESOLVED: to NOTE the decision notice.

PL26/168 Street Naming Requests

No street naming requests were received.

PL26/169 Tree Preservation Orders

No tree preservation orders were received.

PL26/170 Items for Notification

- i. Footpath Mayfield to Margaret Close

PL26/171 Time and Date of Next Meeting

RESOLVED: to NOTE the date and time of the next Planning Committee meeting is scheduled for Tuesday 20 January 2026 at 6:30pm.

The meeting closed at 6:53pm.

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

PAPER B

Refusal of Planning Permission

Name and address of applicant

Lisa Johnson
15 SPRING GARDENS
GAINSBOROUGH
DN21 2AY

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
17/11/2025

Application number:
WL/2025/01139

Particulars and location of development:

Planning application to erect boundary fence, brick built pillars and gate to the front of property.

15 SPRING GARDENS, GAINSBOROUGH DN21 2AY

Part Two – Particulars of decision

West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **planning permission has been refused** for the carrying out of the development referred to in Part One hereof for the following reasons:

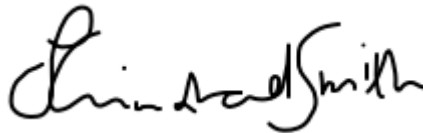
The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53: Design and Amenity, S57: The Historic Environment, S61: Biodiversity Opportunity and Delivering Measurable Net Gains, and S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan and policies contained in the Neighbourhood Plan. Consideration has also been given to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

It is considered that the proposal is not acceptable and is refused for the following reasons:

1. The development harms the positive open landscaped frontage along Spring Gardens by introducing an incongruous and overly enclosed boundary treatment. The development by virtue of its height and solid construction therefore introduces a visually intrusive form which fails to preserve the character and appearance of the Gainsborough Britannia Conservation Area or the setting of nearby listed buildings. The proposal is therefore contrary to the National Planning Policy Framework, Policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, Policies NPP6 and NPP18 of the Gainsborough Town Neighbourhood Plan and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 determining the application within a timely manner. The principle of the proposal when considered against the policies of the development plan are so fundamental that it is not considered possible to address the principal harms which have been clearly identified within the reason(s) for the refusal, approval has not been possible.



Date: 09/01/2026

Signed:

Sally Grindrod-Smith

Director Planning, Regeneration and
Communities

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

Appeals to the Secretary of State

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

Enforcement Notice:

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

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

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

Purchase Notices

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

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

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2025/01139

PROPOSAL: Planning application to erect boundary fence, brick built pillars and gate to the front of property.

LOCATION: 15 SPRING GARDENS, GAINSBOROUGH, DN21 2AY

WARD: GAINSBOROUGH SOUTH-WEST

APPLICANT NAME: Mrs Lisa Johnson

TARGET DECISION DATE: 12/01/2026

CASE OFFICER: Samruddhi KP

Recommended Decision: Refuse

Site Description and Proposal:

The application site is located on the northern side of Spring Gardens within the town of Gainsborough. It lies within a Site Specific Minerals Safeguarding Area. The site comprises a detached two-storey dwelling positioned approximately 21 metres away from the highway. It includes a garden area and driveway to the front, with a smaller garden and an outbuilding situated to the rear. Two trees are present within the front garden, one of which was positioned close to the front boundary. Boundary treatments consist of low-level picket fencing along the southern boundary, a low brick wall to the west, and shrub planting to the east.

The surrounding area is characterised by residential properties to the east and west, commercial buildings and associated parking to the north, and a highway to the south, beyond which lies the Marshall's Yard (formerly known as Britannia Works). The site is located within the Gainsborough Britannia Conservation Area. Several designated heritage assets are situated nearby, including the Grade II listed former Police Station and 35-37 Spring Gardens along the street, Grade II* listed County Court House to the west and Grade II listed Britannia Works in the wider context.

The application seeks retrospective planning permission for the installation of high wooden fencing, two brick pillars, and a wooden gate to the front of the property.

Relevant Planning History:

Reference	Proposal	Decision
117781	Planning Application to erect kitchen extension, WC, and utility room	Granted with conditions 05/05/2006

Representations:	
Chairman/Ward Member(s):	No representations received.
Gainsborough Parish Council:	RESOLVED: to support 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.
LCC Archaeology:	No representations received.
WLDC Conservation Officer:	Objection. 15 Spring Gardens is located within the Britannia Works Conservation Area (CA) in Gainsborough. Spring Gardens is located to the northern boundary of the Britannia Works, now known as Marshall's Yard. There are a number of listed buildings in the setting of the property. On Spring Gardens there are the grade II listed Police Station and 35-37 Spring Gardens. To the south is the grade II Britannia Works, and to the west is the grade II* listed County Court Building. Policy S57 of the Central Lincolnshire Local Plan (CLLP, 2023) seeks to protect, conserve, or enhance the historic environment. The Britannia Works Conservation Area Appraisal (CAA) identifies most of the character of the CA has built up frontages close to the pavements. One exception identified is Spring Gardens where the properties are set back with front gardens. The character of these boundaries are low level brick walls and wooden fences in a character designed in the 19th century for more open garden space to improve the quality of life in Gainsborough.

	The character of Spring Gardens having the open space and low boundaries are specifically designed features that provide a positive historic character to the CA and the setting of the listed buildings. The proposal seeks to introduce a 2m high timber vertical close board fence with an over 2m high timber vertical close board gate. This closes off the positive open green space identified in the CAA with a large solid timber fence and provides a negative impact upon the historic environment. The CAA also identifies a lack of soft landscaping in the CA in contrast to the intended “garden suburb” and puts a precedent on introducing more landscaping. The proposal removes an established boundary of soft landscaping and introduces a hard modern high level fence against the pavement. This negatively impacts the character of the CA and the setting of the listed buildings on Spring Gardens. Paragraph 219 of the NPPF seeks opportunities for new development in CAs, and within the setting of heritage assets, to enhance or better reveal their significance. Policy S57 of the CLLP places significant weight on the protection and enhancement of CAs. Proposals should: n) retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area; o) where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area; p) retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials, and plot widths of the existing built environment; q) assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and r) aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.
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	The proposal does not meet the criteria in Policy S57 for CAs, and it harms the setting of the listed buildings through the harm to the CA character. Overall, the proposal does not meet the NPPF or Policy S57 and therefore I must object to this application.
WLDC Tree Officer:	The tree was protected by virtue of being within the conservation area, which makes it a criminal offence to have removed the tree without following the proper procedures regarding the requirement for a section 211 notice to be submitted to the council to provide 6 weeks' notice of intended tree work. Penalties for unauthorised tree removal should be as if the tree was protected by a TPO. Looking at the tree images, it was small to medium sized, rounded, bushy tree, but in its location close to the front boundary near the entrance to Marshalls Yard it was quite prominent in the street scene and provided good feature and visual amenity. The online images show the tree was growing around a street lighting column, a utility pole, and overhead cables, and required pruning work to provide adequate clearance of the utility providers apparatus. Looking at online images to the east of the tree it looks like the tree had a short bole which forked into multiple stems. If proper procedures had been followed and a section 211 notice had been submitted for the tree's removal, it is likely that the work would have been allowed. The tree needed to be reduced and should have been kept small to clear the utility apparatus and prevent it from obstructing light to the street below, plus the tree did not appear to be of sufficient good structure for a TPO to be made. The tree would never have been allowed to grow into larger tree to merit a TPO. Although its removal would have been allowed so it would be appropriate to prosecute for the tree's removal, an offence has still been committed by its removal which generally needs Enforcement to require an appropriate replacement tree to be planted. Due to the overhead cables, any replacement tree should be planted in a more appropriate position a bit further back to prevent future

	growth interfering with the cables and streetlight.
System Checked:	09/01/2026

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. Listed Building Legal Duty - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation Area Legal Duty - Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S57 The Historic Environment S61 Biodiversity Opportunity and Delivering Measurable Net Gain S66 Trees, Woodland, and Hedgerows
Neighbourhood Plan	Gainsborough Town Neighbourhood Plan: Following a successful examination and referendum, Gainsborough Neighbourhood Plan was formally adopted by West Lindsey District Council at its Full Council committee meeting on 28 June 2021. The Plan now forms part of the development plan and should be given full weight in helping determine future planning applications within the Plan area. NPP 1 Sustainable Development NPP 6 Ensuring High Quality Design NPP 18 Protecting and Enhancing Heritage Assets

Other	Gainsborough Town Centre Conservation Area Appraisal Gainsborough Britannia Works Conservation Area
Minerals and Waste 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) therefore Policy M11: Safeguarding of mineral resources applies. 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 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 limited weight in the decision-making process.

Assessment:

Design and 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.*

NPP 6 of the Gainsborough Neighbourhood Plan states that: *Development should be of a high design quality that will contribute to the character of Gainsborough Parish. As appropriate to their scale, nature and location, development proposals should:*

- a) respond to the local character of both the surrounding area and the immediately neighbouring properties;*
- b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape;*
- c) show thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken into account in the design of the proposals;*
- d) use native trees and hedgerows in landscaping schemes and boundary treatment where possible; and*
- e) use a colour palette reflecting the hues in local materials; and*
- f) be of a scale and mass that is sympathetic to the industrial heritage along the Riverside and the historic setting of the Conservation Areas; and*
- g) show how the buildings, landscaping and planting creates well defined streets and attractive green spaces; and*
- h) include a layout that maximises opportunities to integrate new development with the existing settlement pattern.*

Chapter 12 – Achieving well-designed places – of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 139 states that ‘*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*’

The proposed high solid timber fence, gate, and brick pillars development does not relate well to its context, nor does it reflect or enhance the existing character and distinctiveness of the area. Instead, it introduces a hard, modern, and visually intrusive boundary that cannot be satisfactorily assimilated into the surrounding streetscape. As such, the proposal is contrary to the design principles set out in Policy S53 of the Central Lincolnshire Local Plan and Policy NPP 6 of the Gainsborough Neighbourhood Plan.

Impact on the Character and Appearance of the Britannia Works Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

Policy S57 of the Central Lincolnshire Local Plan imparts *significant weight to the protection and enhancement of Conservation Areas*. 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, including as identified in any adopted Conservation Area appraisal. Proposals should:*

n) retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;
o) where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;
p) retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials, and plot widths of the existing built environment;
q) assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and
r) aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

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. Development should respect the scale, building plot, height, and roofline, and complement existing materials and architectural detailing and reflect the pattern and design.*

The application site lies within the Gainsborough Britannia Conservation Area. Spring Gardens is included in the Britannia Works Conservation Area Appraisal.

The prevailing character along Spring Gardens is defined by open front gardens and low-level boundary treatments, maintaining a sense of visual permeability within the street scene, which is identified in Britannia Works Conservation Area Appraisal (page 8).

The installation of a high timber fence, gate, and brick pillars introduces a visually dominant and enclosed frontage that is incongruous with the established streetscape along Spring Gardens. The scale, form, and materials of the boundary treatment disrupt the rhythm and openness of the street scene, resulting in a harmful visual impact that fails to preserve or enhance the character and appearance of the Britannia Works Conservation Area. The Local Authority's Conservation Officer has been consulted on this matter and has raised objections to the proposal on similar grounds.

The heritage statement submitted as part of the application focuses primarily on personal circumstances. While these considerations are understood, they do not constitute heritage justification, are not material considerations and carry no weight in the decision making process.

Paragraph 219 of the NPPF encourages development that contributes positively to the Conservation Area and the setting of heritage assets. However, the heritage statement or the application does not demonstrate how a less harmful boundary treatment could not meet the required needs, and alternative solutions have not been explored.

Overall, the submitted heritage statement does not establish that the proposal preserves or enhances the character or appearance of the Conservation Area, nor does it provide justification capable of outweighing the identified harm.

The proposed development is therefore contrary to Policy S57 of the Central Lincolnshire Local Plan, provisions of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policy NPP 18 of the Gainsborough Neighbourhood Plan.

There have been multiple appeal decisions whereby Inspectors have dismissed appeals in relation to erection of a high fencing causing harm to the street scene and Conservation Areas:

Appeal Ref: APP/M4320/A/03/1113454 & APP/M4320/C/03/1113698 – An Inspector dismissed appeals against enforcement action and refusal of planning permission for a boundary fence within the West Birkdale Conservation Area. The fence, comprising solid timber panels above a low brick wall, extended around a prominent corner plot and was found to be visually intrusive, harsh in appearance, and out of character with the area's established boundary treatments, where houses which typically featured large gardens, low brick walls with coping stones and hedging. Although the appellant cited privacy, security, and personal circumstances – including a recent break-in and the need for a safe garden for children – the inspector concluded that these benefits did not outweigh the harm to the Conservation Area. The fence was considered to undermine the cohesive, historic character of the area and failed to preserve or enhance its appearance. The inspector also rejected proposals to stain the fence to match the surrounding or delay its removal, determining that only full removal would remedy the breach.

Appeal Ref: APP/H1840/A/03/1128172 – An appeal was dismissed by an Inspector for a close-boarded timber fence erected at the entrance to a residential development. The fence was found to be visually conspicuous, discordant, and inharmonious due to its height, length, and siting directly abutting the footway. Although the appellant proposed staining and planting to soften its appearance, the inspector concluded that limited space for planting and the likelihood of overhanging foliage obstructing the footway rendered such mitigation ineffective. While acknowledging the fence's functional benefits for privacy, security, and dog control, the inspector determined that these private interests did not justify the harm caused to the environmental quality of the street scene.

Impact on the Setting of Listed Buildings

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

Policy S57 of the CLLP 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;

e) promote opportunities to better reveal significance of heritage assets, where possible;

f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

The site is located in close proximity to several designated heritage assets, including the Grade II listed Police Station and 35-37 Spring Gardens, as well as the Grade II* listed County Court Building and Grade II listed Britannia Works. The introduction of a high, solid boundary treatment detracts from and does not preserve the setting of these listed buildings by eroding the historic context in which they are experienced. The development fails to respect the historic building lines and boundary treatments that contribute to the significance of the area, resulting in substantial harm to the setting of nearby heritage assets.

As such, the proposed fencing, gate, and brick pillars are considered to be contrary to Policy S57 of the Central Lincolnshire Local Plan, NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The fencing and gate are located to the front of the property and do not give rise to direct overshadowing or loss of privacy for neighbouring occupiers. It is considered that the proposal does not have unacceptable residential amenity issues.

Highway Access and Parking

Local Plan Policy S47 requires development to provide safe and suitable access for all users. It can be noted that Lincolnshire County Council Highways have raised no objections to the proposal. As such, the proposal would accord with Policy S47 of the CLLP.

Further to this, the heritage statement places significant emphasis on the need for a high, solid boundary treatment to provide privacy, security, and containment for pets and family members. However, if it is indicated that the gate may be left open during the day, this undermines the stated justification for the height and solid form of the boundary treatment, as an open gate would not provide the privacy or security that the applicant claims is essential. This inconsistency further attests that no weight that can be afforded to the personal circumstances put forward, particularly in the context of development within a Conservation Area where the statutory duty to preserve or enhance the character and appearance of the area must take precedence.

Trees

The site previously contained a tree within the front garden, which has been removed without consent. As the site lies within a Conservation Area, the removal of trees is subject to statutory protection under Section 211 of the Town and Country Planning Act 1990. The unauthorised removal of the tree represents a breach of the planning system. The removal of the trees does not form part of this application therefore would need to be dealt with by the Local Authorities Planning Enforcement Team.

Energy Efficiency and Biodiversity Net Gain

Householder development is exempt from being required to deliver biodiversity net gain.

Policy S13 of the CLLP encourages applicants to consider all opportunities to improve the energy efficiency of the building as stated below: *'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).'* It is advised that any proposed development consider improving the energy efficiency of the building as detailed in Policy S13 of the CLLP.

Safeguarding of Minerals Resources

Policy M11 set out exemptions which includes householder development; therefore, this application is exempt from the policy.

Conclusion and reasons for refusal:

The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53: Design and Amenity, S57: The Historic Environment, S61: Biodiversity Opportunity and Delivering Measurable Net Gains, and S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan and policies contained in the Neighbourhood Plan. Consideration has also been given to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

It is considered that the proposal is not acceptable and is refused for the following reasons:

1. The development harms the positive open landscaped frontage along Spring Gardens by introducing an incongruous and overly enclosed boundary treatment. The development by virtue of its height and solid construction therefore introduces a visually intrusive form which fails to preserve the character and appearance of the Gainsborough Britannia Conservation Area or the setting of nearby listed buildings. The proposal is therefore contrary to the National Planning Policy Framework, Policies S53 and S57 of the Central Lincolnshire Local Plan 2023-

2043, Policies NPP6 and NPP18 of the Gainsborough Town Neighbourhood Plan and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
--

Decision Level: Delegated

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the 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: Samruddhi KP

Date: 09/01/2026

Authorising Officer: Ian Elliott

Date: 9th January 2026

PAPER C

Planning Permission

Name and address of applicant

Antony Allen
276 LEA ROAD
GAINSBOROUGH
DN21 1AP

Name and address of agent (if any)

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

Part One – Particulars of application

Date of application:
12/11/2025

Application number:
WL/2025/01118

Particulars and location of development:

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

276 LEA ROAD, GAINSBOROUGH, DN21 1AP

Part Two – Particulars of decision

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

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

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

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

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

None

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: D01 PL2 and D02 PL1 dated Aug 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.

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 decision has been considered against policy S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area) Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of this assessment it is considered that the proposal is acceptable and will not harm the character and appearance of the street scene nor surrounding landscape or

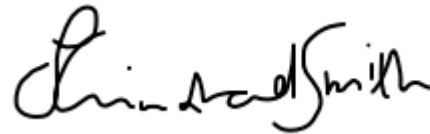
the dwelling. It will not have a detrimental effect on highway safety or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

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: 07/01/2026

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/2025/01118

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

LOCATION: 276 LEA ROAD, GAINSBOROUGH, DN21 1AP

WARD: GAINSBOROUGH SOUTH WEST

APPLICANT NAME: Antony Allen

TARGET DECISION DATE: 07/01/2026

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site comprises a semi-detached house located within Gainsborough.

The dwelling is surrounded by other residential dwellings with fields to the rear.

The application seeks permission for a detached garden room in the rear garden measuring 5.6m x 10.1m and is 2.8m in height.

Relevant Planning History

Reference	Proposal	Decision
146119	Planning application for loft conversion to create additional bedroom space, including dormer extension to side elevation.	Withdrawn by Applicant
1904	Outline Planning Application for residential development	Refused
117816	Outline Planning Application for residential development (Re-submission of M05/P/0200)	Granted time limit plus conditions
120833	Reserved Matters application for the erection of 5 dwellings (outline planning application reference M06/P/0162 granted 13/07/2006)	Granted without conditions

Reference	Proposal	Decision
125957	Outline Planning Application for residential development to replace extant planning permission M06-P-0162.	No Further Action 28/06/2010
126428	Planning application to erect 5no. dwellings	Granted time limit plus conditions 25/11/2010
130208	Planning application to erect 5no. dwellings, to replace extant planning permission 126428 granted 25th November 2010.	Withdrawn by Applicant 25/07/2013
130297	Request for confirmation of compliance with condition 2 of planning application 126428 granted 25 November 2010	Condition discharged 11/09/2013

Relevant Planning Constraints:

Representations:	
Chairman/Ward Member(s):	None received
Town Council:	RESOLVED: to comment and raise concerns regarding the size of the structure in a rural setting, that it is not in keeping with the local area.
Local Residents:	None received
LCC Highways/Lead Local Flood Authority:	No objections
LCC Archaeology:	No objections
System Checked:	7/1/25

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

	S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Town Neighbourhood Plan: Policy NPP1: Sustainable Development Policy NPP5: Protecting the Landscape Character Policy NPP6: Ensuring High Quality Design Policy NPP7: Ensuring High Quality Design in each Character Area
Other:	

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes. The proposed outbuilding is located at the end of the garden along the rear boundary. It measures 5.6m x 10.1m and is 2.8m in height. The rear garden is large measuring 30m by 10.1m. It is considered that, although large, the proposed garden room is acceptable in terms of size, scale and massing.
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. The Town Council have raised concerns regarding the size of the proposed outbuilding in a rural setting. The dwelling is located within Gainsborough, with dwellings to the north, south and east of the site. This is not considered to be a rural setting. The proposed garden room is considered to be of an acceptable size and scale for its location and purpose. Furthermore, it should be noted that the proposed building is 2.8m in height and if it was 2.5m it would be permitted development.
Does it use high quality materials which reinforce or enhance local distinctiveness?
Yes.
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.
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.
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.
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.
The proposal is for a garden room in the rear garden of an existing dwelling. There is unlikely to be any heating demand for the building and therefore it is considered that an energy statement is not required.

Conclusion and reasons for decision:
The decision has been considered against policy S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area) Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration. In light of this assessment it is considered that the proposal is acceptable and will not harm the character and appearance of the street scene nor surrounding landscape or the dwelling. It will not have a detrimental effect on highway safety or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Decision Level: Delegated

Delegated:

Is it/are they planning matter(s)?

Yes. Impact on surrounding area is a planning matter.

Is the matter(s) relevant to this application?

Yes.

Is/are the matter(s) finely balanced?

No. The matter raised has been addressed in the report above.

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: D01 PL2 and D02 PL1 dated Aug 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.

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: Vicky Maplethorpe

Date: 7/1/2026

Authorising Officer: Josh Turner

Date: 7/1/26

PAPER D

Consent to Display Advertisements

Name and address of applicant

Name and address of agent (if any)

Steve Green
CLARE HOUSE, 5A CLARE ROAD
HALIFAX
UNITED KINGDOM
HX1 2AF

Part One – Particulars of application

Date of application:

30/10/2025

Application number:

WL/2025/01084

Particulars and location of development:

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

Location:

A156 LEA ROAD/FOXBY HILL ROUNDABOUT
GAINSBOROUGH
DN21 1AF

Part Two – Particulars of decision

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

1. The grant of express consent expires five years from the date of the grant of consent.

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

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

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

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

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

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and Local Policy S53 and NS55 of the Central Lincolnshire Local Plan.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and Local Policy S53, and NS55 of the Central Lincolnshire Local Plan.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and Local Policy S53 and NS55 of the Central Lincolnshire Local Plan.

7. 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/documents:

- Site Location Plan received 30th October 2025
- Proposed Site Plan received 30th October 2025
- Proposed Specification sheet received 30th October 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 advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Local Policy S53, and NS55 of the Central Lincolnshire Local Plan.

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

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

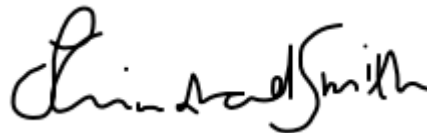
Reasons for granting consent:

The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S53: Design and Amenity and Policy NS55: Advertisements of the Central Lincolnshire Local Plan and policies within the Gainsborough Neighbourhood Plan in the first instance, and guidance contained within the National Planning Policy Framework and the National Planning Practice Guidance.

In light of this assessment it is considered that due to the design, position and present use of the site, the proposed advertisements would not have a harmful visual impact on the site or the surrounding area. The proposed advertisements do not have a harmful impact on highway and public safety and will not result in an adverse impact on the sterilisation of a minerals resource. The proposals are therefore acceptable subject to conditions.

Date: 19/12/2025

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

Purchase Notices

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

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Officers Report

Planning Application No: WL/2025/01084

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

LOCATION:

A156 LEA ROAD/FOXBY HILL ROUNDABOUT
GAINSBOROUGH
DN21 1AF

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 25/12/2025

CASE OFFICER: James Newton

Recommended Decision: Grant advertisement consent with conditions.

Site Description and Proposal:

The application site comprises of an existing roundabout located at the junction between Lea Road and Foxby Lane, within the settlement of Gainsborough.

The application seeks advertisement consent for 3no. identical, non-illuminated signs.

Relevant Planning History

No relevant planning history.

Representations

Chairman/Ward members:

No representations received.

Gainsborough Town Council:

To object to the application as the proposed signage risks distracting drivers, potential to obstruct driver's view and is not in-keeping with the street scene.

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.

Comments: The advertisement proposals will not present a danger or distraction for road users therefore the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to Highway Safety.

Date Checked: 18/12/2025

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) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

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

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

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S53: Design and Amenity

NS55: Advertisements

- ***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

NPP 7 Ensuring High Quality Design in each Character Area

TCA 05: Gainsborough/Lea

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

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

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

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 2020. Paragraph 232 states:

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Draft 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.

Other: The Town and Country Planning (Control of Advertisements) (England) Regulations 2007;

Main Considerations:

Under reg.3 (1) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and (b) any other relevant factors.

- Design and Heritage (Amenity)
- Public/Highway Safety
- Residential Amenity

Paragraph 141 of the NPPF states:

“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”.

Assessment:

Design, visual amenity and heritage:

The principle development plan policy is Policy NS55 which relates to advertisements. Criteria a) and b) states that *“all proposals for the display of advertisements must comply with relevant national regulations and guidance. Where advertisement consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, subject to the following criteria:*

- a) The design (including any associated lighting and illumination), materials, size and location of the advertisement respects the scale and character of the building on which it is situated and the surrounding area, especially in the case of a listed building or within a conservation area; and*
- b) The proposal would not result in a cluttered street scene, excessive signage, or a proliferation of signs advertising a single site or enterprise;”*

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

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.

Paragraph 141 of the NPPF requires Local Planning Authorities to consider the visual impact and character of the area.

The application seeks advertisement consent to install 3no non-illuminated signs on a roundabout. The advertisements are relatively small, with the maximum height above the ground level of less than 1m, and whilst the precise content to appear on each sign is yet to be determined, they must meet the specific LCC guidelines which have been submitted with the application.

Within the street scene, there are existing signage to the northwest and southwest of the application site in the form of the petrol station (Gulf) and the car workshop/showroom (Ford Evans Halshaw), with further signage for nearby supermarket (Aldi) to the north.

Given the scale and nature of the proposal and the context in which the signs would be viewed, they would not have a harmful visual impact. Therefore the advertisements are appropriate and appropriately located and would not detract from the visual amenity of the site, the street scene or the surrounding area and accord with local policies S53 and NS55 of the CLLP, the provisions of the NPPF.

Public and Highway Safety:

Paragraph 141 of the NPPF require Local Planning Authorities to consider the impact on public safety when determining applications for advertisement consent.

Criteria c) and d) Local policy NS55 of the CLLP states that *“all proposals for the display of advertisements must comply with relevant national regulations and guidance. Where advertisement consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, subject to the following criteria:*

- c) The proposal would not cause a hazard to pedestrians or road users; and*
- d) The proposal would not impede on any surveillance equipment and would contribute positively to public perceptions of security.”*

The Highways Authority at Lincolnshire County Council have no objections on highway safety grounds. The proposed signage are small in scale and have a total height of less than 1 metre from the ground floor. It is therefore considered that the proposal would not obstruct pedestrian routes or cause a probable distraction to drivers.

Residential Amenity:

Policy S53 of the Central Lincolnshire Local plan requires that development proposals do not have an unacceptable impact on residential amenity in terms of consideration such as loss of sunlight, overbearing forms of development, noise or loss of privacy. These requirements are consistent with paragraph 135 f) of the NPPF which requires that development proposals provide a high standard of residential amenity to existing and future users.

There are no dwellings in close enough proximity to the application site to be impacted by the proposal. The nearest dwelling is 28 metres to the east of the site and an existing boundary wall and pedestrian path sits in between these spaces.

The proposal will not harm living conditions of neighbouring residents and accords to local policy S53 of the CLLP and the provisions of the NPPF.

Other matters:

Safeguarding of Mineral Resources

Policy M11 sets out exemptions which includes applications for Advertisement Consent, therefore this application is exempt from this policy.

Conclusion and reason for decision:

The application has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S53: Design and Amenity and Policy NS55: Advertisements of the Central Lincolnshire Local Plan and policies within the Gainsborough Neighbourhood Plan in the first instance, and guidance contained within the National Planning Policy Framework and the National Planning Practice Guidance.

In light of this assessment it is considered that due to the design, position and present use of the site, the proposed advertisements would not have a harmful visual impact on the site or the surrounding area. The proposed advertisements do not have a harmful impact on highway and public safety and will not result in an adverse impact on the sterilisation of a minerals resource. The proposals are therefore acceptable subject to conditions.

Decision Level: Delegated

Town Council Objection:

Are they planning matters?

Yes. Highway Safety and Impact on street scene are planning matters.

Are the matters relevant to this application?

Yes.

Are the matters finely balanced?

No, following the assessment above the matters are not finely balanced. LCC highways raise no objection to the proposal and it is noted there is already existing signage within the street scene. The proposed signage is small in scale and considered not to create an adverse impact on the street scene.

Conditions:

1. The grant of express consent expires five years from the date of the grant of consent.

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

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

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

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

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

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and Local Policy S53 and NS55 of the Central Lincolnshire Local Plan.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

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

the visual amenity to accord with the National Planning Policy Framework and Local Policy S53, and NS55 of the Central Lincolnshire Local Plan.

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

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interest of the visual amenity to accord with the National Planning Policy Framework and Local Policy S53 and NS55 of the Central Lincolnshire Local Plan.

7. 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/documents:

- Site Location Plan received 30th October 2025
- Proposed Site Plan received 30th October 2025
- Proposed Specification sheet received 30th October 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 advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Local Policy S53, and NS55 of the Central Lincolnshire Local Plan.

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 : 19/12/2025

Authorising Officer
.....

A rectangular box containing a handwritten signature in blue ink. The signature is cursive and appears to read 'A. B. Jones'.

Date: 19th December 2025

PAPER E

Planning Permission

Name and address of applicant

Imtiaz Ahmed
THE GULF SERVICE STATION
3-15 LEA ROAD
GAINSBOROUGH
DN21 1AF

Name and address of agent (if any)

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

Part One – Particulars of application

Date of application:
27/10/2025

Application number:
WL/2025/01070

Particulars and location of development:

Proposal: Planning application for proposed rear and side extension for a café

Location:

THE GULF SERVICE STATION
3 - 15
LEA ROAD
GAINSBOROUGH
DN21 1AF

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: D03 Rev PL2 (including the red line) dated 11/11/2025 and D02 Rev PL1

dated 22/10/2025. 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 Plan.

3. The materials used in the development shall match those stated on the application form and Drawing No. D02 Rev PL1 dated 22/10/2025.

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.

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

Reason: In order to safeguard human health and the water environment in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

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

5. The café must only operate for the following periods and hours:

- Monday to Friday: Start Time: 07:00 End Time: 21:00
- Saturday: Start Time: 08:00 End Time: 20:00
- Sunday / Bank Holiday: Start Time: 08:00 End Time: 20:00

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

Notes to the Applicant

Plans

Drawing No. D02 Rev PL1 dated 22/10/2025 incorrectly labels the rear (north) elevation as a side elevation.

Groundwater and Contaminated Land

Good practice should be followed in the location, design, construction and maintenance of petrol stations and other fuel dispensing facilities.

Due regard should be given to 'The Environment Agency's approach to groundwater protection' document, in particular the position statements and guidance in the section on the storage of pollutants (chapter D) ([The Environment Agency's approach to groundwater protection](#))

You should also refer to the following pollution prevention and mitigation guidance including:

- Guidance on Environmental Management at Petrol Filling Stations – Energy Institute

- Design, construction, maintenance and decommissioning of filling stations (also known as the Blue Book (APEA/EI) – Energy Institute – 2011
- Groundwater Protection Code – Petrol stations and other fuel dispensing facilities involving underground storage tanks – Defra Code of Practice
- CIRIA C736: Design of Containment Systems for the Prevention of Water Pollution

The Blue Book provides detailed information on the decommissioning (and investigation) of redundant tanks, risk assessment, the design and construction criteria and maintenance procedures which we expect to be implemented.

Please note that our comments are only in relation to environmental issues. Others may need to be consulted with respect to Health and Safety or amenity issues.

Further guidance can be found on the water management pages of gov.uk.

Highways

Please contact Lincolnshire County Council with regards to the relocation of the existing streetlight.

Reducing Energy Consumption in Existing Buildings

Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below:

‘For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).’

The applicant is therefore encouraged to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal. Please see the link below:

<https://knowledge.bsigroup.com/products/retrofitting-dwellings-for-improved-energy-efficiency-specification-and-guidance-1/standard>

COMMUNITY INFRASTRUCTURE LEVY

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council’s own website www.west-lindsey.gov.uk/CIL. Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

Reasons for granting permission

The decision has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S13: Reducing Energy Consumption in Existing Buildings, S21: Flood Risk and Water Resources, S33: Non-designated Employment Proposals within Identified Settlements, S35: Network and Hierarchy of Centres, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S54: Health and Wellbeing, S56: Development on Land Affected by Contamination and S61: Biodiversity Opportunity and Delivering Measurable Net

Gains of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (NPP 1 Sustainable Development, NPP 2 Protecting the Natural Environment and Enhancing Biodiversity, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

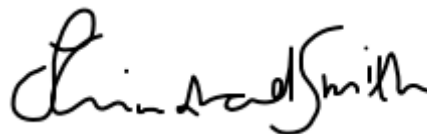
In light of the above assessment it is considered that the principle of development can be supported as the proposal is small in scale and is considered to be complementary to the existing petrol filling station and convenience store use of the site with there being no adverse effects on the character of the locality, residential amenity, the highway network or the delivery of allocated employment sites. Furthermore, the proposal is located within the developed footprint of Gainsborough which is a focus for retail growth and wider service provision and is considered to be in a sustainable location.

Working Practice statement

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

Date: 19/12/2025

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/2025/01070

PROPOSAL: Planning application for proposed rear and side extension for a café.

LOCATION: THE GULF SERVICE STATION 3 - 15 LEA ROAD
GAINSBOROUGH DN21 1AF
WARD: Gainsborough South West
APPLICANT NAME: Mr Imtiaz Ahmed

TARGET DECISION DATE: 22/12/2025
DEVELOPMENT TYPE: Minor - All other minor developments
CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

Description:

The application site is located within the developed footprint of Gainsborough and comprises a petrol filling station with forecourt with a canopy and a retail/convenience store. The site is accessed off Lea Road to the east. To the north of the site is an area of waste ground with B and Q beyond and to the south is Evans Halshaw Car Showroom. To the west is woodland with a railway line beyond and to the east on the other side of Lea Road is Aldi Supermarket.

The application seeks permission to erect a rear extension to the north to house a food preparation area for a proposed café serving hot food and drinks/ light refreshments and another extension to the side (east elevation) to house a seating area for the proposed café.

The following operating periods are proposed:

Cafe:

- Monday to Friday: Start Time: 07:00 End Time: 21:00
- Saturday: Start Time: 08:00 End Time: 20:00
- Sunday / Bank Holiday: Start Time: 08:00 End Time: 20:00

Relevant history:

No relevant planning history.

Representations:

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

Town Council: RESOLVED: to ask that West Lindsey Planning Committee

review the application due to concerns regarding fire hazards due to the kitchen extension's close proximity to petrol pumps and plans potential to cause increased congestion in the area.

Local residents/Occupiers: No representations received to date.

LCC Highways and Lead Local Flood Authority: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application. Please contact Lincolnshire County Council with regards to the relocation of the existing streetlight.

LCC Archaeology: No archaeological input required.

Health and Safety Executive: This application does not fall within any HSE consultation zones/areas. No comments to make.

Environment Agency: The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist.

Environmental Protection: Environmental Protection are not able to provide comments on planning applications at this point, as such, you (Planning team), may wish to seek specific advice externally.

Horizon: Checked 18/12/2025

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the and the Gainsborough Neighbourhood Plan (Adopted June 2021) and the Lincolnshire Minerals and Waste Plan (The Core Strategy & Development Management policies (CSDMP) adopted in June 2016).

Development Plan:

The following policies are particularly relevant:

Central Lincolnshire Local Plan adopted 2023 (CLLP):

Policy S1: The Spatial Strategy and Settlement Hierarchy

Policy S13: Reducing Energy Consumption in Existing Buildings

Policy S21: Flood Risk and Water Resources

Policy S33: Non-designated Employment Proposals within Identified Settlements

Policy S35: Network and Hierarchy of Centres
Policy S47: Accessibility and Transport
Policy S49: Parking Provision
Policy S53: Design and Amenity
Policy S54: Health and Wellbeing
Policy S56: Development on Land Affected by Contamination
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

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.

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

NPP 1 Sustainable Development

NPP 2 Protecting the Natural Environment and Enhancing Biodiversity

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character 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.

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

Main issues

- Principle of Development

- Residential Amenity
- 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 application site is located within the developed footprint of Gainsborough and comprises a petrol filling station with forecourt with a canopy and a retail/convenience store. The application seeks permission to erect a rear extension to the north to house a food preparation area for the proposed café and another extension to the east to house the seating area for the proposed café.

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.

In the case of the expansion of an existing employment use, proposals will be acceptable where they satisfy criteria b-f above.

The proposal is small in scale and is considered to be complementary to the existing petrol filling station and convenience store use of the site 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. The proposal would also accord to Policy S1 which states that such Main Towns should be the focus for retail growth and wider service provision.

Furthermore, the café could be construed to be a main town centre use as defined by the NPPF (restaurants are listed as main town centre uses in the NPPF glossary definition but not cafes specifically). The site is located in an out of centre location but it is an expansion of an existing retail unit to house a café and is of such a small scale (45 square metres) that it does not need to

demonstrate its suitability through a sequential site test in line with the NPPF and Policy S35 of the Central Lincolnshire Local Plan.

It is therefore considered that the proposal complies with the NPPF and Policy S1, S33 and S35 of the Central Lincolnshire Local Plan. The principle of the development is therefore acceptable subject to satisfying all other relevant material planning considerations.

Residential Amenity

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

The site is located within the developed foot print of Gainsborough and has no nearby residential dwellings, instead there are commercial occupiers to the north, south and east (B and Q, Evans Halshaw and Aldi respectively) and woodland and a railway track to the west.

The proposal is small in scale and comprises extensions to the rear (kitchen area) and to the east (seating area) to an existing petrol retail convenience store to form a café.

The following proposed operating hours will be conditioned if it is minded to grant permission:

Cafe:

- Monday to Friday: Start Time: 07:00 End Time: 21:00
- Saturday: Start Time: 08:00 End Time: 20:00
- Sunday / Bank Holiday: Start Time: 08:00 End Time: 20:00

It is considered that the proposal with the above operating hours will not unduly affect the amenity of neighbouring occupiers in accordance with Policy S53 of the Central Lincolnshire Local and the provisions of the NPPF.

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 proposal is small in scale and comprises extensions to the rear (kitchen area) and to the east (seating area) to an existing petrol retail convenience store to form a café. The proposed extensions are single storey in scale with a flat roof to match the existing building and will utilise complementary materials.

It is therefore considered that the proposal as a whole will not harm the character and appearance of the locality including the street-scene with the proposal complying 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.

The proposal will utilise the existing access points off the Lea Road to the east and the current petrol forecourt layout will stay the same and there is car parking (4 in total) and turning areas and further car parking provided to the side (west) of the existing petrol convenience store building.

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) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) 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 through a vision led approach.

Lincolnshire County Council Highways have raised no concerns in relation to highway safety. If it minded to grant permission the informative suggested by the Highways Authority in regards to a street lamp will be attached to the decision notice.

Overall, the proposed access, parking and turning arrangements 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:

Foul and Surface Water Drainage

The site is in flood zone 1 which is sequentially preferable and therefore meets the test within Policy S21. This policy (S21) also contains drainage guidance.

The proposal is small in scale and will utilise an existing W.C. area, with surface water being disposed of via the existing arrangements.

It is considered that Policy S21 is consistent with the drainage guidance of the NPPF and can be attached full weight

Contaminated Land:

The site is located within a contaminated land buffer zone. If it is minded to grant permission an appropriate condition will be attached to the decision notice.

Biodiversity Net Gain

The proposed extensions to the north and to the east are small in scale and located on existing hardstanding and therefore Bio-diversity Net Gain is not a consideration.

Energy Efficiency

The proposal is to make small extensions to the north and to the east of an existing petrol retail and building. Policy S13 encourages the improvement of energy efficiency as stated below:

‘For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).’

Therefore, if it is minded to grant permission an informative will be added to the decision notice encouraging the applicant to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal.

Minerals

The application site is within a Mineral Safeguarding Area (MSA). Policy M11 of the Core Strategy & Development Management policies (CSDMP 2016) therefore applies. No sand and gravel extraction company would be interested in extracting from this site:

- a) The proposal is for extensions to an existing building within the developed footprint of developed foot print of Gainsborough

- b) The site is small in scale too close to existing occupiers/dwellings and the noise, dust and vibration nuisance would be too great.
- c) c) The owner of the land would not be willing to make the land available for mineral extraction and the other adjoining occupiers/residents would not find a quarry an acceptable neighbour to their properties.

Plans

Drawing No. D02 Rev PL1 dated 22/10/2025 incorrectly labels the rear (north) elevation as a side elevation.

Town Council Comments

The proposal has been found to be acceptable in terms of highway safety and car parking and there are numerous petrol forecourts up and down the country which include cafes and similar complementary facilities.

Conclusions and reasons for decision

The decision has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S13: Reducing Energy Consumption in Existing Buildings, S21: Flood Risk and Water Resources, S33: Non-designated Employment Proposals within Identified Settlements, S35: Network and Hierarchy of Centres, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S54: Health and Wellbeing, S56: Development on Land Affected by Contamination and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (NPP 1 Sustainable Development, NPP 2 Protecting the Natural Environment and Enhancing Biodiversity, NPP 6 Ensuring High Quality Design and NPP 7 Ensuring High Quality Design in each Character Area). Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of the above assessment it is considered that the principle of development can be supported as the proposal is small in scale and is considered to be complementary to the existing petrol filling station and convenience store use of the site with there being no adverse effects on the character of the locality, residential amenity, the highway network or the delivery of allocated employment sites. Furthermore, the proposal is located within the developed footprint of Gainsborough which is a focus for retail growth and wider service provision and is considered to be in a sustainable location.

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: D03 Rev PL2 (including the red line) dated 11/11/2025 and D02 Rev PL1 dated 22/10/2025. 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.

3. The materials used in the development shall match those stated on the application form and Drawing No. D02 Rev PL1 dated 22/10/2025.

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.

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

Reason: In order to safeguard human health and the water environment in accordance with the National Planning Policy Framework and Policy S56 of the Central Lincolnshire Local Plan.

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

5. The café must only operate for the following periods and hours:

- Monday to Friday: Start Time: 07:00 End Time: 21:00

- Saturday: Start Time: 08:00 End Time: 20:00
- Sunday / Bank Holiday: Start Time: 08:00 End Time: 20:00

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

Notes to the Applicant

Plans

Drawing No. D02 Rev PL1 dated 22/10/2025 incorrectly labels the rear (north) elevation as a side elevation.

Groundwater and Contaminated Land

Good practice should be followed in the location, design, construction and maintenance of petrol stations and other fuel dispensing facilities.

Due regard should be given to 'The Environment Agency's approach to groundwater protection' document, in particular the position statements and guidance in the section on the storage of pollutants (chapter D) ([The Environment Agency's approach to groundwater protection](#))

You should also refer to the following pollution prevention and mitigation guidance including:

- Guidance on Environmental Management at Petrol Filling Stations – Energy Institute
- Design, construction, maintenance and decommissioning of filling stations (also known as the Blue Book (APEA/EI) – Energy Institute – 2011
- Groundwater Protection Code – Petrol stations and other fuel dispensing facilities involving underground storage tanks – Defra Code of Practice
- CIRIA C736: Design of Containment Systems for the Prevention of Water Pollution

The Blue Book provides detailed information on the decommissioning (and investigation) of redundant tanks, risk assessment, the design and construction criteria and maintenance procedures which we expect to be implemented.

Please note that our comments are only in relation to environmental issues. Others may need to be consulted with respect to Health and Safety or amenity issues.

Further guidance can be found on the water management pages of gov.uk.

Highways

Please contact Lincolnshire County Council with regards to the relocation of the existing streetlight.

Reducing Energy Consumption in Existing Buildings

Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below:

'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).'

The applicant is therefore encouraged to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal. Please see the link below:

<https://knowledge.bsigroup.com/products/retrofitting-dwellings-for-improved-energy-efficiency-specification-and-guidance-1/standard>

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: 18/12/2025

Signed: R,J,Green



Authorising Officer:

Date: 18/12/2025

Delegated X

PAPER F

Planning Permission

Name and address of applicant

Jamie Smith
FLAT 31
HERRON COURT
82 WESTMORELAND ROAD
BROMLEY
BR2 0QX

Name and address of agent (if any)

Part One – Particulars of application

Date of application:
03/11/2025

Application number:
WL/2025/01091

Particulars and location of development:

Planning application for the replacement of boundary wall with fencing.

22 OAK TREE AVENUE,,,GAINSBOROUGH, DN21 1FF

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:

None.

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

None.

Notes to the Applicant

None.

Reasons for granting permission

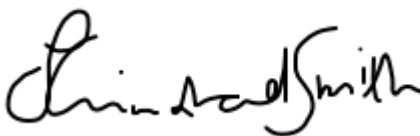
The decision has been considered against policy S53: Design and Amenity, S56: Development on Land Affected by Contamination, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area) Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of this assessment it is considered that the proposal is acceptable and will not harm the character and appearance of the street scene or the dwelling or have a detrimental effect on highway safety 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: 19/12/2025

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/2025/01091

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

LOCATION: 22 OAK TREE AVENUE GAINSBOROUGH DN21 1FF

WARD: Gainsborough North

APPLICANT NAME: Jamie Smith

TARGET DECISION DATE: 29/12/2025

DEVELOPMENT TYPE: Householder Development

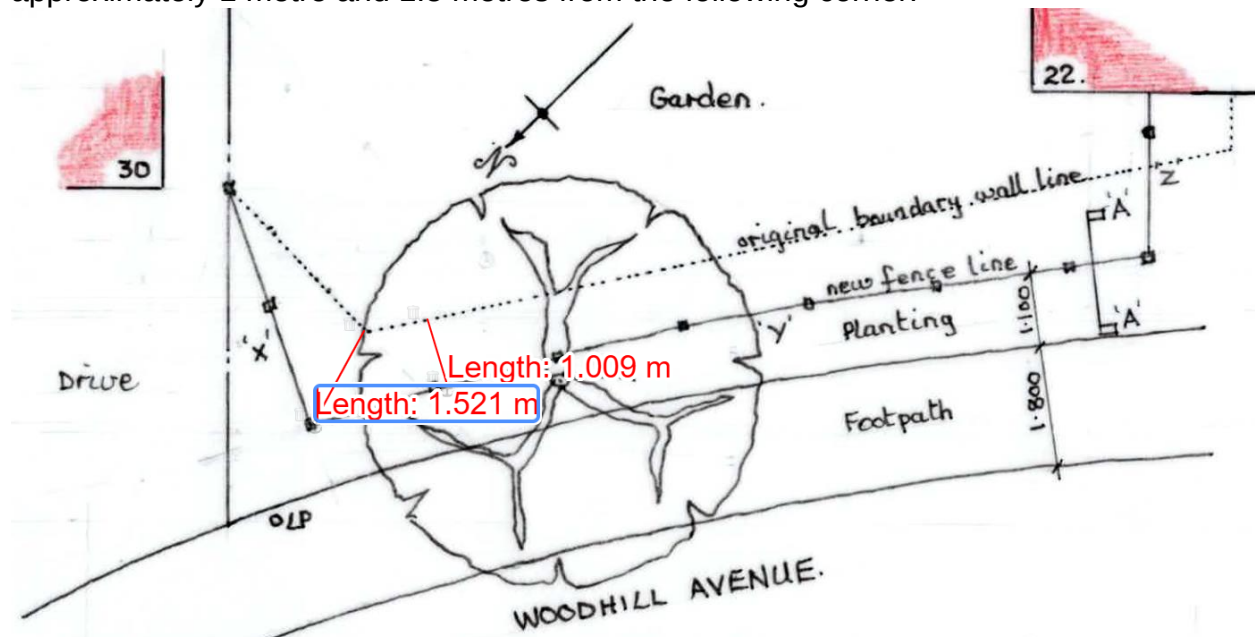
CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant permission.

Description:

The site is located within the developed footprint of Gainsborough and comprises a detached two storey dwelling. The dwelling has a driveway and front garden to the front (south west) and a private rear garden to the north east. The dwelling is surrounded by similar dwellings on all sides.

The application seeks retrospective permission to erect a 1.8 metre high fence around the north western boundary of the rear garden. The fence replaced a brick wall with fence panels of a similar height, but the fence is located closer to the pavement by approximately 1 metre and 1.5 metres from the following corner:



Relevant history:

No relevant planning history.

Representations:

Councillor P Key
(Ward Member)

Having visited these people and them showing me lots of information and documents I feel I have to raise an Objection on their behalf as their Ward Councillor.

- I and they feel there is now a major safety issue due to the fence that they had built and then put in Retrospective planning permission ? leaves the couple with obstructed views of not only the highway and junction but also the pathway when they are exiting their property in the car. This is clearly because of them building the fence further out than the wall was originally situated, thus actually causing the issue with vision. This we feel puts road users, pedestrians, children and the elderly in harms way as well as the couple themselves.
- I have seen legal papers that states there are restrictive covenants on both properties regarding the boundary wall at Oaktree Ave property. The papers are quite clear that the piece of fence causing the issue of sight, should not have been changed from the angled position it was because of a covenant. This covenant is in place solely because no 30 Woodhill Ave sits back behind the Oaktree Ave property and that is why it was agreed in the past when that estate was constructed.
- The legal document above title number LL92899 Schedule Four Purchaser's Covenants (4) To maintain any part or parts of the property which lie in front of the building line of the dwelling and/or outside the screen fence erected or to be erected as garden entrance driveway and accessway (as appropriate) nor without the previous consent in writing of the local Planning Authority to : (a) erect or place thereon any building walls fences hedges or posts. (b) cut down or damage or allow to permit or to be damaged or except in the course of good husbandry to cut lope or trim any tree now growing or to be planted by the vendor upon the Property or on any adjoining land on the estate.
- On the WLDC Planning portal it seems that the owner of 22 Oaktree Ave when completing his application form answered no to two questions which probably were yes, if this is the case what else could be wrong with the application?

Town Council:

RESOLVED: to not comment on the application.

Local residents:	<u>No. 30 Woodhill Avenue, Gainsborough</u>: Object for the following reasons which have been summarised below: <u>Highway Safety</u>: This unauthorised development presents an immediate danger to pedestrians approaching on the footway from the left hand-side of our driveway exit point in particular. The height of the current unauthorised development obstructs the line of sight and creates a dangerous blind spot for ourselves as we cannot see pedestrians or oncoming road users adequately [when exiting their driveway]. <u>Harm to Visual Amenity</u>: We object to the applicant's development which is located in a prominent corner position, which makes its excessive height and harsh material immediately noticeable and incongruous with the residential character. <u>A joint letter of support has been received from several residents</u>: • The fence is appropriate and reasonable. • The fence is of a normal height, well constructed and improves privacy. • There have been no issues caused by the fence to neighbouring households. We have not experienced any negative impact or disruption as a result of the fence, it has made the boundary clearer and improved the overall appearance of the area.
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. The proposal will not have an unacceptable impact on the public highway
Tree and Landscape Officer:	The tree is not protected by a Tree Preservation Order and is not within a conservation area. From the photos and online street images the tree does provide some feature and structural greenery to the street scene, though it looks like the tree itself would not meet the criteria for a TPO due to its structure, size and past pruning.

	Any likelihood of damage to tree roots would be due to the digging of post holes, especially the two closest to the tree stem. The severing of any roots with diameters greater than 2.5cm diameter so close to the stem could leave the tree at potential risk of failure, as the large woody roots are required for anchorage to hold the tree in place, particularly during strong winds. The work has already been done so it is not known if any roots were encountered when the post holes were dug, or whether any were cut through to make space for the posts. If roots were encountered then any root damage will have already been done.
Archaeology:	No archaeological input required.
Horizon:	Checked on 18/12/2025.

Relevant Planning Policies:	
National guidance	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Design Code 2021 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024.
Local Guidance	<u>Central Lincolnshire Local Plan 2023 - 2043</u> S53: Design and Amenity S56: Development on Land Affected by Contamination S61: Biodiversity Opportunity and Delivering Measurable Net Gains S66: Trees, Woodland and Hedgerows
Neighbourhood Plan:	<u>Gainsborough Town Neighbourhood Plan:</u> Policy NPP1: Sustainable Development Policy NPP5: Protecting the Landscape Character Policy NPP6: Ensuring High Quality Design Policy NPP7: Ensuring High Quality Design in each Character Area

POLICY S53 – Design and Amenity
Is the proposal well designed in relation to its siting, height, scale, massing and form?
Yes. The fence is a close boarded wooden fence with concrete posts and encloses the rear garden of the dwelling, which is domestic in scale and appearance. As the proposal is for a fence to enclose a rear garden which replaces a wall it is considered that the proposal will maintain the open quality of the Townscape Character Area (TCA 02) in accordance with Policy NPP7 of the Gainsborough Town Neighbourhood Plan.

Does the proposal respect the existing topography, landscape character, streetscene and local distinctiveness of the surrounding area?
Yes. It is a modern residential estate which has typically open frontages and a variety of boundary treatments and enclosures including hedges, and close-boarded fencing of similar scale and appearance. There are examples of such fencing on adjacent and nearby properties (at No.45 and No.32 Woodhill Avenue, Gainsborough respectively).
Does the proposal harm any important local views into, out of or through the site?
No. The site leads into a cul-de-sac with only pedestrian access to the north.
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?
Yes. The fence is a close boarded wooden fence with concrete posts and encloses the rear garden of the dwelling. There are examples of such fencing on adjacent and nearby properties (at No.45 and No.32 Woodhill Avenue, Gainsborough respectively).
Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?
No. The proposed fence is considered not to affect the residential amenity of neighbouring dwellings as the fence has been erected to the rear of the dwelling to replace a brick wall and there are other examples of such fencing at adjacent and nearby properties ((at No.45 and No.32 Woodhill Avenue, Gainsborough respectively). The fence is also not expected to compromise highway safety to the detriment of other users (see below).
Does the proposal adversely impact any existing natural or historic features?
No. The fence erected retrospectively is now very close to a tree on the pavement side of the fence. The tree is not subject to a tree preservation order and does not require planning permission for its removal or works to it.

Other considerations:

Does the proposal enable an adequate amount of private garden space to remain?

Yes.

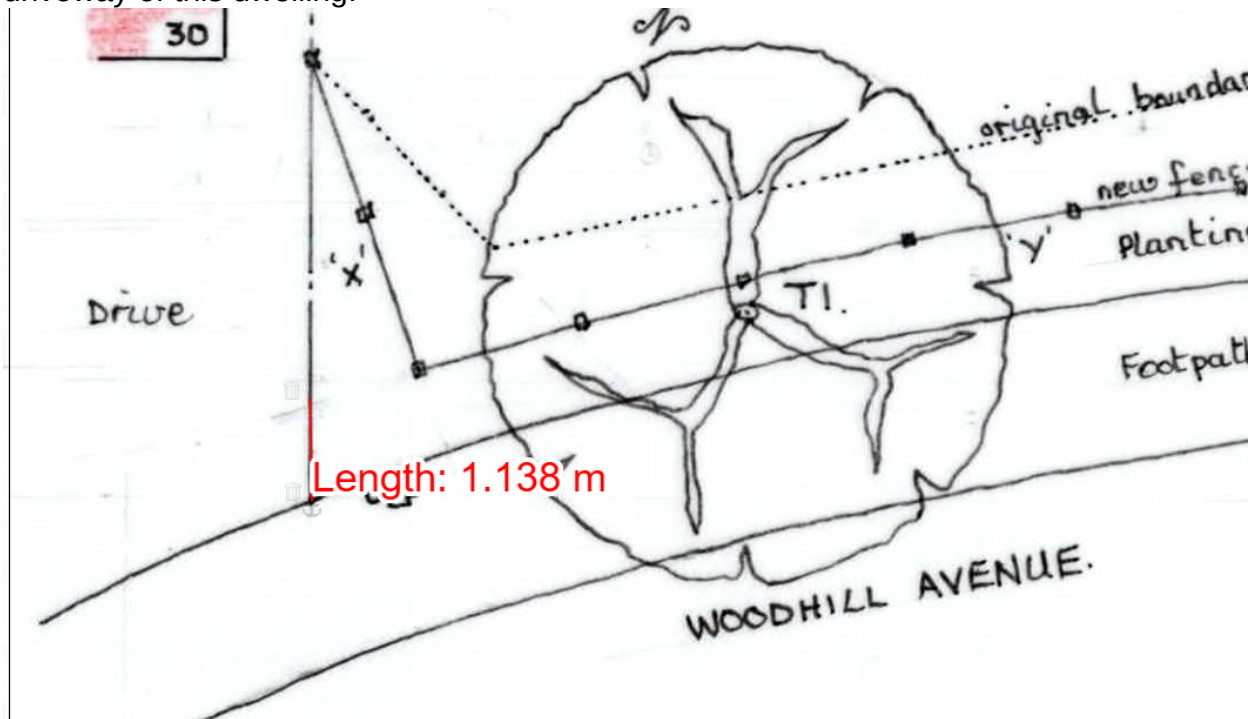
Does the proposal enable an adequate level of off street parking to remain?

Yes.

Highway Safety

There is still over a metre gap between the fence that has now been erected and the pavement when measured from No.30 Woodhill Avenue's drive (see below) and it is noted that Lincolnshire County Council Highways have not objected to this application. No. 30 Woodhill Avenue object that they cannot reverse out of their drive without an impact on their safety and other users, however, their drive is located on a housing estate which will have low speed limits, and within a cul-de-sac with limited passing traffic. Furthermore, the fence does not run directly up to the shared boundary but is set back allowing a visibility splay. In view of the residential location, the development is not expected to compromise highway safety to the detriment of other users.

It is also noted at a nearby property (No.32 Woodhill Avenue, Gainsborough) that a high fence and hedge are located directly on the boundary with the pavement, next to the driveway of this dwelling.



Biodiversity net gain:

The application being a householder development is exempt from biodiversity net gain.

Contaminated Land:

The site is located within a contaminated land buffer zone. The application seeks retrospective permission to erect a 1.8 metre high fence around the north western boundary of the rear garden. As such the contaminated land buffer zone is not likely an issue to be considered.

Restrictive Covenants

The Ward Member and neighbour have made representations citing that there are restrictive covenants in place that would prevent the development. The Courts take the view that Planning is concerned with land use in the public interest. Private property rights, such as the effect of the proposed material development upon rights under binding and enforceable restrictive covenants, or easements, are not considered to be material planning conditions. If there are restrictive covenants in place, the applicant would still need to deal with those separately and they are not affected by WLDC's decision whether or not to grant its permission.

Planning Application Form

It has been alleged that the applicant has not answered several questions correctly on the application form. However, the fence has already been erected on site and planning permission is being sought retrospectively. The case officer visited the site on the

06/11/2025 allowing a full and proper determination of the application to take place, and we are satisfied as to the full extent of the works under consideration.

Conclusion and reasons for decision:

The decision has been considered against policy S53: Design and Amenity, S56: Development on Land Affected by Contamination, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan in the first instance and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area) Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code has also been taken into consideration.

In light of this assessment it is considered that the proposal is acceptable and will not harm the character and appearance of the street scene or the dwelling or have a detrimental effect on highway safety or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

It is recommended that planning permission is granted with no conditions.

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.

Referrals: Local Resident(s) – No. 30 Woodhill Avenue, Gainsborough and Cllr P Key (Ward Member):

Is it a planning matter?

Yes, visual amenity and highway safety are planning matters. Restrictive covenants are not a planning matter.

Is it a planning matter?

Yes, visual amenity and highway safety are planning matters.

Is it relevant to the application?

Yes.

Are the planning matters finely balanced?

No. Matters of visual amenity and highway safety have been fully addressed in the above report.

Prepared by: Richard Green

Date: 18/12/2025

Signed: R,J,Green

I agree with your recommendation.

The works are relatively minor, comprising no more than a domestic boundary treatment within a modern residential estate, replacing a previous wall. The works are appropriate in terms of their scale and appearance within this residential environment and would not adversely affect the prevailing amenity. Nor would they unduly affect the amenity the neighbour may reasonably be expected to enjoy.

The neighbour's concerns regarding visibility are noted. However, I note that they would have had a similar issue with the previous wall, and do not consider that the realignment of the boundary treatment is such as to raise significant highway or safety concerns. Furthermore, the road is a cul-de-sac which only serves one further property to the north - passing vehicular traffic will be very limited.

Whilst the neighbour claims there are prohibitive restrictive covenants on the land, these are a separate matter and not relevant to the local planning authority's decision as to whether or not to grant its planning permission under the Planning Acts.

The Town Council has raised no objections; nor have any other residents, other than the immediate neighbour.

In view of the Ward Member's request that the application be referred to the planning committee, I have discussed this matter with the Planning Committee Chairman at his briefing on 18th December 2025, and he did not raise any concerns or required the matter to be referred to the Committee.

I do not consider the matters raised to be finely balanced; that the application is of major importance or significance to the District as a whole, or that there are valid planning reasons (supported by policy) that would require the application to require additional scrutiny through the Planning Committee, and I am satisfied that the application can be determined by officers in accordance with the Council's constitution.

Authorising Officer:



Date: 18/12/2025

Decision Level (tick as appropriate)					
Delegated	X	Delegated via Members		Committee	

PAPER G

Listed Building Consent

Name and address of applicant

Rachel Tatton-Kelly
12 MORTON TERRACE
GAINSBOROUGH
DN21 2RF

Name and address of agent (if any)

Mother Architects
Sam Marriott
20 MARKET PLACE
CAISTOR
MARKET RASEN
LN7 6TU

Part I – Particulars of application

Date of application

12/11/2025

Application no

WL/2025/01126

Particulars and location of development

Proposal: Listed building consent for the installation of an electric vehicle (EV) charger unit and replacement of highway boundary wall.

Location:

12 MORTON TERRACE
GAINSBOROUGH
DN21 2RF

Part II – Particulars of decision

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

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

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

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

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

2. Before work begins, details of the following shall be submitted to and provided on site for inspection, and approved in writing by the Local Planning Authority:

- a sample of the coping stone;
- a sample panel of brickwork;
- the face bond of brickwork;

- mortar mix'

The work shall be carried out in full accordance with the approved details.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

3. Before work begins, drawings to a scale of 1:20 fully detailing the proposed railings and any other ironmongery for the boundary wall shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

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

4. All works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

5. The development hereby approved shall be carried out in accordance with the following drawings:

- 020/0308 dated 10/11/2025
- 001/0308 dated 10/11/2025

Reason: To ensure the development proceeds in compliance to section 16 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

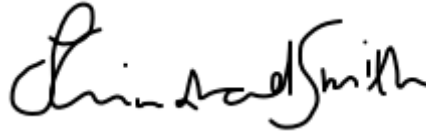
Reasons for Granting Consent:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

In light of this assessment, the proposed works are considered acceptable as they would have no adverse impact on the character, appearance and fabric of this Listed Building and it's surrounding grounds.

Date: 07/01/2026

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 or by asking any of the Customer Services staff.

PAPER H

Planning Permission

Name and address of applicant

Rachel Tatton-Kelly
12 MORTON TERRACE
GAINSBOROUGH
DN21 2RF

Name and address of agent (if any)

Sam Marriott
Mother Architects
20 MARKET PLACE
CAISTOR
MARKET RASEN
LN7 6TU

Part One – Particulars of application

Date of application:
12/11/2025

Application number:
WL/2025/01125

Particulars and location of development:

Planning application for the installation of an electric vehicle (EV) charger unit and replacement of the highway boundary wall.

12 MORTON TERRACE, GAINSBOROUGH, DN21 2RF

Part Two – Particulars of decision

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

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

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

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

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

None

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

2. Before work commences on the proposed boundary wall, details of the following shall be submitted to and provided on site for inspection, and approved in writing by the Local Planning Authority:

- a sample of the proposed coping stone;
- a sample panel of the proposed brickwork;
- the proposed face bond of brickwork;
- the proposed mortar mix'

The work shall be carried out in full accordance with the approved details.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

3. Before work commences on the proposed boundary wall, drawings to a scale of 1:20 fully detailing the proposed railings and any other ironmongery for the boundary wall shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

4. All works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

5. The development hereby approved shall be carried out in accordance with the following drawings:

- 020/0308 dated 10/11/2025
- 001/0308 dated 10/11/2025

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.

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

None

Notes to the Applicant

Informative

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

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

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

Reasons for granting permission

The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity, S57: The Historic Environment and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area). Consideration has also been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including

guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

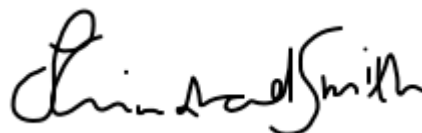
In light of this assessment, it is considered that the proposed development is acceptable and will not harm the character and appearance of the surrounding area nor have an unacceptable impact on the living conditions of the residents of neighbouring properties. The proposal will have no adverse impact on the character and appearance of this Grade II Listed Building or its setting or that of the adjoining listed building, no.10 Morton Terrace.

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: 07/01/2026

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/2025/01125

PROPOSAL: Planning application for the installation of an electric vehicle (EV) charger unit and replacement of the highway boundary wall.

LOCATION: 12 MORTON TERRACE, GAINSBOROUGH, DN21 2RF

WARD: GAINSBOROUGH NORTH

APPLICANT NAME: Rachel Tatton-Kelly

TARGET DECISION DATE: 07/01/2026

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site comprises a semi-detached dwelling located within Gainsborough. The dwelling is Grade I listed. The official list entry states:

2. Early-mid C19. 2 storeys in pale brick with Welsh slate roof, hipped over slightly projecting end bays with end pilasters and 1 window. 2 windows to centre section with 3 pilasters. Hung sashes, with glazing bars to No 10, rendered carved lintels with keystones. Moulded eaves cornice. Ground floor has 3 canted stone bays and 1 rectangular bay. Stone doorways with attached columns and open pediments with radiating fanlights. Door of 6 fielded panels to No 10, half-glazed door to No 12. 3 brick stacks.

Nos 2 to 12 (even) form a group.

The application seeks permission for the formation of a single point of access to the site and removal of the second access point, creation of a boundary wall capped with railings, and the installation of an electric vehicle charging point to the garden wall adjoining No. 10 Morton Terrace.

Relevant Planning History

Reference	Proposal	Decision
120347	Retrospective Planning Application to retain use as dwelling	Granted without conditions

Reference	Proposal	Decision
143578	Permitted development enquiry for removal of hardstanding to front of property including wall, and replace with privet hedge.	Permitted Development 25/08/2021

Relevant Planning Constraints:

Representations:	
Chairman/Ward Member(s):	None received
Parish/Town Council/Meeting:	None received
Local Residents:	None received
LCC Highways/Lead Local Flood Authority:	
LCC Archaeology:	No objections
WLDC Conservation Officer:	The proposal for the boundary protects and enhances the traditional character by returning it to its original character in keeping with the neighbouring no. 10. Morton Terrace. The introduction of the EV charger would negatively impact upon the listed building and be attached to the historic fabric; however, this harm is outweighed by the enhancements of the listed buildings.
System Checked:	7/01/26

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. Listed Building and Conservation Area Legal Duty - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings

	S47 Accessibility and Transport S53 Design and Amenity S57 The Historic Environment S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Town Neighbourhood Plan: Policy NPP1: Sustainable Development Policy NPP5: Protecting the Landscape Character Policy NPP6: Ensuring High Quality Design Policy NPP7: Ensuring High Quality Design in each Character Area
Other:	

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes.
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.
Does it use high quality materials which reinforce or enhance local distinctiveness?
Yes.
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. The proposal involves the erection of a low wall of matching brickwork is proposed across the vehicular access point to be removed, topped with traditional black finished railings along with the installation of a wall mounted EV charger on the boundary wall with no. 10. The proposed EV Charger would be fixed to the side (south) boundary wall. As such it would not be located on the principal façade of the dwelling. Due to the size of the unit and the fact that it is located on the garden wall it reduces the impact on the Listed Building.

The proposed brick wall, railings and hedging match other properties along this stretch of Morton Terrace and will enhance the listed building and area.

As part of this application, a Heritage Impact Statement has been provided. It concludes:

'The proposed works at 12 Morton Terrace represent a thoughtful and sympathetic intervention that sustains and enhances the significance of the listed building and its setting. By reinstating the original boundary form and rationalising access, the scheme reinforces the architectural order and rhythm of the terrace. The installation of a discreet electric vehicle charging point provides for modern sustainability requirements while respecting the historic environment.'

In addition, the Conservation Officer has been consulted on the details. The Conservation Officer has stated "The proposal for the boundary protects and enhances the traditional character by returning it to its original character in keeping with the neighbouring no. 10. Morton Terrace. The introduction of the EV charger would negatively impact upon the listed building and be attached to the historic fabric; however, this harm is outweighed by the enhancements of the listed buildings."

Therefore, from the information submitted and as advised by the Conservation Officer it is considered that the current proposal by virtue of its size, scale, design and location would not result in unacceptable harm to the architectural significance of No.12 Morton Terrace and would preserve the character and special architectural and historic interest of the listed building and the setting of adjacent listed building no. 10 Morton Terrace.

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.

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.

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.

N/a.

Access

LCC Highways have requested that the access which is to have railing installed over it, be required to be stopped up with full height kerbs to match the existing street scene and request a condition be attached to any permission requiring the unused access to be stopped up within 7 days of the date of any permission. This request is considered disproportionate and unreasonable given the scale of the proposed development and if the building was not listed a boundary wall (up to 1m in height) could be erected without the need for planning permission.

Conclusion and reasons for decision:

The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity, S57: The Historic Environment and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Gainsborough Town Neighbourhood Plan (Policy NPP1: Sustainable Development, NPP5: Protecting the Landscape Character, NPP6: Ensuring High Quality Design and NPP7: Ensuring High Quality Design in each Character Area). Consideration has also been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

In light of this assessment, it is considered that the proposed development is acceptable and will not harm the character and appearance of the surrounding area nor have an unacceptable impact on the living conditions of the residents of neighbouring properties. The proposal will have no adverse impact on the character and appearance of this Grade II Listed Building or its setting or that of the adjoining listed building, no.10 Morton Terrace.

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. Before work commences on the proposed boundary wall, details of the following shall be submitted to and provided on site for inspection, and approved in writing by the Local Planning Authority:

- a sample of the coping stone;
- a sample panel of brickwork;
- the face bond of brickwork;
- mortar mix'

The work shall be carried out in full accordance with the approved details.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

3. Before work commences on the proposed boundary wall, drawings to a scale of 1:20 fully detailing the proposed railings and any other ironmongery for the boundary wall shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

4. All works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special architectural and historic significance of this listed building in accordance with Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

5. The development hereby approved shall be carried out in accordance with the following drawings:

- 020/0308 dated 10/11/2025
- 001/0308 dated 10/11/2025

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.

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

None

Informative

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 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: Vicky Maplethorpe

Date: 07/01/2026

Authorising Officer: Josh Turner

Date: 07/01/2026

PAPER I

Refusal of Planning Permission

Name and address of applicant

Mr Clayton
12 SIDSAPH HILL
WALKERINGHAM
DN10 4HP

Name and address of agent (if any)

James Hartley
Phase Architecture
67 ST JOHNS DRIVE
CLARBOROUGH
RETFORD
DN22 9NN

Part One – Particulars of application

Date of application:

03/11/2025

Application number:

WL/2025/01106

Particulars and location of development:

Planning application for extension over existing garage.

ROWEN HOUSE, SUMMER HILL, GAINSBOROUGH, , DN21 1HQ

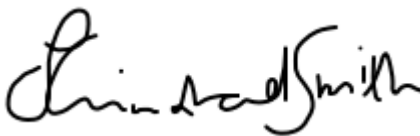
Part Two – Particulars of decision

West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **planning permission has been refused** for the carrying out of the development referred to in Part One hereof for the following reasons:

1. The proposed development fails to take into account the historic character of the wider application site. The proposal would therefore be contrary to Policy S53 of the Central Lincolnshire Local Plan.
2. The proposed development has not provided evidence in the form a Heritage Impact Assessment in order to be able to satisfactorily assess the impacts and potential harm to the adjacent Grade II listed Building contrary to Policy S57 of the Central Lincolnshire Local Plan.

Date: 29/12/2025

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and

Communities
West Lindsey District Council
Council Offices

Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Appeals to the Secretary of State

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

Enforcement Notice:

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

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

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

Purchase Notices

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

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

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

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2025/01106

PROPOSAL: Planning application for extension over existing garage.

LOCATION: ROWEN HOUSE, SUMMER HILL, GAINSBOROUGH, , DN21 1HQ

WARD: GAINSBOROUGH EAST

APPLICANT NAME: Mr Clayton

TARGET DECISION DATE: 29/12/2025

CASE OFFICER: Josh Turner

Recommended Decision: Refuse

Site Description and proposal:

The application site comprises of an existing residential dwelling and associated amenity space and site access. The site is located entirely within the wider curtilage of the Grade II listed Highfield House, 55m to the east of the host dwelling.

The proposed development seeks a first floor extension which would facilitate an internal annexe featuring a bedroom, wc, living space and kitchen.

Relevant Planning History

Reference	Proposal	Decision
143531	Planning application for extension and widening of existing drive way including new Vehicular access onto Corringham Road.	Granted time limit plus conditions 24/05/2022

Relevant Planning Constraints:

Representations:

Gainsborough parish Council:	RESOLVED: to not comment on the application.
Local Residents:	No letters of comment received.
LCC Highways/Lead Local Flood Authority:	Additional information requested: Please can the applicant provide a proposed block plan for the site.

LCC Archaeology:	No archaeological input required.
WLDC Conservation Officer:	The proposed site is within the curtilage of the grade II listed Highfield House and would impact upon the setting of the listed building. There is no identification of impact on the significance of the heritage asset or justification in the application for the works. This does not meet parts A-C in Policy S57 of the CLLP. Therefore I must object to this application.
System Checked:	19/12/2025

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 Governments 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. Listed Building and Conservation Area Legal Duty - Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings NS27: Residential Annexes S47 Accessibility and Transport S53 Design and Amenity S57 The Historic Environment S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Neighbourhood Plan (2021) NPP 6 Ensuring High Quality Design NPP 7 Ensuring High Quality Design in each Character Area NPP 18 Protecting and Enhancing Heritage Assets
Other:	

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport

Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes. The proposed development would be of a size and scale which clearly relates well to that of the host dwelling.
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?
No. Whilst the proposed first floor extension relates well to the original design and material finish of Rowen House it is important to consider the wider context of the site within the grounds of the Grade II listed Highfield House. The host dwelling is located approximately 55m to the east Highfield House itself and bares little relation to the character of the adjacent dwelling or the wider site. No heritage statement has been provided with the application assessing the impact of the proposed development on the adjacent GII listed building or its expansive surrounding curtilage.
Does it use high quality materials which reinforce or enhance local distinctiveness?
Yes. The materials are proposed to match those in use at the host dwelling.
Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?
Yes. The existing mature planting would suitably screen the site.
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?
No. The application site is located within the wider curtilage of the Grade II listed Highfield House within its Historic Curtilage and is located 55m to the east of the adjacent listed building. No heritage statement has been submitted with the application addressing the impact of the proposed first floor extension of the adjacent dwelling or the surrounding site. The authorities Conservation Officer was consulted on the proposed scheme and raised the following objection: <i>“The proposed site is within the curtilage of the grade II listed Highfield House and would impact upon the setting of the listed building. There is no identification of impact on the significance of the heritage asset or justification in the application for the works. This does not meet parts A-C in Policy S57 of the CLLP. Therefore I must object to this application.”</i> Given the lack of information submitted to cover Policy S57 and the impact upon the adjacent heritage asset the proposed development is not able to clearly demonstrate that it would not cause harm to the adjacent Grade II listed building and its wider curtilage. On this basis the proposed development would not be capable of according

with Policy S57 of the Central Lincolnshire Local Plan..
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. Given the siting of the host dwelling relative to neighbouring dwellings it is not anticipated that any harm would be created.
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 development would utilize and existing highway access and the existing relationship would be maintained.
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.
Given the size and scale of the proposal it is not considered reasonable to request an energy statement. It is however noted that the proposed works include the provision of both Solar PV panels and an ASHP system which would seek to improve the energy efficiency of the property and decarbonise the dwellings central heating system. However, Policy S13 encourages the improvement of energy efficiency as stated below: <i>'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).'</i> Therefore, if it is minded to grant permission an informative will be added to the decision notice encouraging the applicant to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal which can be found via the following link: https://www.bsigroup.com/en-GB/insights-and-media/insights/brochures/pas-2035-retrofitting-dwellings-for-improved-energy-efficiency/#%22::~:~:text=PAS%202035%20-%20Retrofitting%20Dwellings%20for,%2C%20sustainability%2C%20and%20improved%20performance%22
NS27 Residential Annexes
The proposed development would provide a first-floor annexe accessed via an internal staircase within the host dwelling. The annexe would be clearly ancillary and unable to be separated off from the host dwelling given its integral nature. As noted in the above report the site is set in a secluded location which would create no harmful impact upon the residential amenity of neighbouring dwellings or the host dwelling.

Based on the above assessment the proposed development would be capable of accordance with Policy NS27.

Conclusion and reasons for decision:

The application has been considered against S13: Reducing Energy Consumption in Existing Buildings, NS27 Residential Annexes, S53: Design and Amenity, S57: The Historic Environment and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Neighbourhood Plan. Consideration has also been given to Section 66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

In light of this assessment it is considered that the proposed development would not be capable of according with all relevant local and national guidance. On this basis it is recommended the permission be **REFUSED** for the following reason(s) set out below.

Reason(s) for Refusal:

1. The proposed development fails to take into account the historic character of the wider application site. The proposal would therefore be contrary to Policy S53 of the Central Lincolnshire Local Plan.
2. The proposed development has not provided evidence in the form a Heritage Impact Assessment in order to be able to satisfactorily assess the impacts and potential harm to the adjacent Grade II listed Building contrary to Policy S57 of the Central Lincolnshire Local Plan.

Decision Level: Delegated

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the 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: Josh Turner

Date: 19/12/2025

Authorising Officer:

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

Date: 19/12/2025