

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 21 April 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

PL26/241 Apologies for Absence

To note apologies for absence.

PL26/242 Declarations of Interest

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

PL26/243 Dispensation Requests

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

PL26/244 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.

PL26/245 Minutes of the Previous Meeting

To receive and resolve to sign as a true and accurate record the minutes of the Planning Committee meeting held on Tuesday 17 March 2026.

Paper A (pages 5 to 10)

PL26/246 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00246](#) (received 13/03/26) any observations to make on the application, please make them by 13/04/2026

[Proposal: Planning application for the change of use from B2, B8 to use Class E\(d\) Indoor Sports.](#)

[Location: Strawsons Building, Unit 2 Grange Road, Corringham Road Industrial Estate, Gainsborough](#)

PL26/247 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00292](#) (received 27/03/26) any observations to make on the application, please make them by 27/04/2026

[Proposal: Planning application for extension to the rear and the conversion of existing office space to 1no. residential apartment.](#)

[Location: 33 Market Street, Gainsborough](#)

PL26/248 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00293](#) (received 24/03/26) any observations to make on the application, please make them by 27/04/2026

[Proposal: Listed building consent for extension to the rear and the conversion of existing office space to 1no. residential apartment.](#)

[Location: 33 Market Street, Gainsborough](#)

PL26/249 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00327](#) (received 10/04/26) any observations to make on the application, please make them by 11/05/2026

[Proposal: Planning application to remove previously converted outbuildings and erect 2no 1 bed duplex dwellings.](#)

[Location: Land at Middies Fish and Chips, 154A Trinity Street, Gainsborough](#)

PL26/250 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00330](#) (received 13/04/26) any observations to make on the application, please make them by 18/05/2026

[Proposal: Listed building consent for conversion of existing building into 4no. apartments.](#)

[Location: 1 Heaton Street, Gainsborough](#)

PL26/251 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00339](#) (received 15/04/26) any observations to make on the application, please make them by 18/05/2026

[Proposal: Planning application for the change of use of land used from Motor Vehicle Hire to tyre fitting and car storage facility including the siting of 4no. shipping containers and linked canopy.](#)
[Location: Trinity Self Drive, North Street, Gainsborough](#)

PL26/252 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00341 \(received 15/04/26\) any observations to make on the application, please make them by 18/05/2026](#)

[Proposal: Planning application for dropped kerb and installation of automated vehicle gate.](#)

[Location: 2 Morton Terrace, Gainsborough](#)

PL26/253 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00342 \(received 15/04/26\) any observations to make on the application, please make them by 18/05/2026](#)

[Proposal: Listed building consent for dropped kerb and installation of automated vehicle gate.](#)

[Location: 2 Morton Terrace, Gainsborough](#)

PL26/254 Decision Notice

To note decision notice received.

Application Ref No: WL/ WL/2026/00149 GRANTED (Delegated)

Proposal: Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments being variation of conditions 2, 4, 5 & 6 of planning permission 145244 granted 6 April 2023 - agree method of demolition and to amend the wording of conditions.

Location: Gleadells Wharf, Bridge Street, Gainsborough

Paper B (pages 11 to 40)

PL26/255 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00156 GRANTED (Delegated)

Proposal: Advertisement consent to display 2no. fascia signs and 1no. projecting sign.

Location: Unit 2B Marshalls Yard, Gainsborough

Paper C (pages 41 to 54)

PL26/256 Decision Notice

To note decision notice received.

Application Ref No: WL/ 2026/00062 GRANTED (Delegated)

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

Location: Evans Halshaw Ford Centre, Lea Road, Gainsborough

Paper D (pages 55 to 67)

PL26/257 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00089 GRANTED (Delegated)
Proposal: T1 Oak - Remove. Within W1 of Tree Preservation Order
Gainsborough No1 2005.
Location: Eight Ache Wood, Gainsborough
Paper E (pages 68 to 79)

PL26/258 Street Naming Requests

To consider street naming requests received (if any).

PL26/259 Tree Preservation Orders

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

PL26/260 Items for Notification

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

- i. DMMO Application for footpath from Mayfield to Margaret Close
- ii. Asset Transfer Response – Queensfield Playing Field

PL26/261 Time and Date of Next Meeting

To note the date and time of the next Planning Committee meeting is scheduled for Tuesday 19 May 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Wednesday, 15 April 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 **Tuesday 17 March 2026** at **6:30pm** in the reading room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Paul Hooton (Chair)

Councillor Mark Binns
Councillor Michael Devine
Councillor Doug Owles
Councillor Richard Thompson

Councillor Stephen Blogg
Councillor David Dobbie
Councillor Glenn Puxty

In Attendance:

Natasha Gardener

Assistant Clerk

PL26/216 Apologies for Absence

Apologies for absence were received from Councillor P Key and K Woolley.

PL26/217 Declarations of Interest

Councillor Hooton declared a personal interest in item PL28/238 due to being an allotment holder on the site.

PL26/218 Dispensation Requests

No dispensation requests were received.

PL26/219 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL26/220 Minutes of the Previous Meeting (Paper A)

RESOLVED: That the minutes of the Planning Committee meeting held on Tuesday 17 February 2026 be approved as a true and accurate record and signed by the Chair.

NOTE: Councillors Binns, Blogg, Devine, Dobbie and Hooton abstained on voting on the above resolution.

PL26/221 Planning Application

[Application Ref No: WL/2026/00156 \(received 16/02/26\) any observations to make on the application, please make them by 23/03/2026](#)

[Proposal: Advertisement consent to display 2no. fascia signs and 1no. projecting sign.](#)

Initialled:

[Location: Unit 2B, Marshalls Yard, Beaumont Street, Gainsborough](#)

RESOLVED: To support the application.

PL26/222 Planning Application

[Application Ref No: WL/2026/00161](#) (received 17/02/26) any observations to make on the application, please make them by 23/03/2026

[Proposal: Planning application for conversion of existing building into 4no. apartments.](#)

[Location: 1 Heaton Street, Gainsborough](#)

RESOLVED: To support the application.

PL26/223 Planning Application

[Application Ref No: WL/2026/00167](#) (received 18/02/26) any observations to make on the application, please make them by 23/03/2026

[Proposal: Planning application for construction of new storage/business units.](#)

[Location: Racetorations, Caldicott Drive, Gainsborough](#)

RESOLVED: To support the application.

PL26/224 Planning Application

[Application Ref No: WL/2024/00029](#) (received 27/02/26) any observations to make on the application, please make them by 20/03/2026

[Proposal: Application for approval of reserved matters for 539no. dwellings, considering appearance, landscaping, layout and scale following outline planning permission 138921 granted 29 August 2019.](#)

[Location: Land at Foxby Lane, Gainsborough](#)

CHANGES TO SCALE, APPEARANCE, LAYOUT AND LANDSCAPING

RESOLVED: To support the application and to positively note the incorporation of the green wedge in the plans.

PL26/225 Planning Application

[Application Ref No: WL/2026/00218](#) (received 09/03/26) any observations to make on the application, please make them by 13/04/2026

[Proposal: Advertisement consent to display 1no. illuminated 6m totem.](#)

[Location: Evans Halshaw Ford Centre, Lea Road, Gainsborough](#)

RESOLVED: To support the application.

PL26/226 Planning Application

[Application Ref No: WL/2026/00222](#) (received 10/03/26) any observations to make on the application, please make them by 13/04/2026

[Proposal: Planning application for the erection of Care Home with a new access, car parking and landscaping](#)

[Location: Former Peacock Hotel Site, Corringham Road, Gainsborough](#)

RESOLVED: To support the application.

PL26/227 Decision Notice (Paper B)

Application Ref No: WL/ WL/2026/00061 GRANTED (Delegated)

Proposal: Notice to carry out tree works: T1 London Plane - Re-pollard to existing knuckles. Leave a few lateral branches as risers. T2 Copper Beech - Reduce extruding branches towards main building by 2m. Within the Gainsborough Britannia Conservation area.

Location: Hexadex Ltd, The Old Court House, 24 Market Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/228 Decision Notice (Paper C)

Application Ref No: WL/2026/00033 GRANTED (Delegated)

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

Location: Land Adjacent Old Filling Station, Heapham Road, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/229 Decision Notice (Paper D)

Application Ref No: WL/ 2026/00026 GRANTED (Committee)

Proposal: Listed building consent for stabilisation and repair works to a curtilage listed boundary wall.

Location: Trinity Arts Centre, Trinity Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/230 Decision Notice (Paper E)

Application Ref No: WL/2026/00025 GRANTED (Committee)

Proposal: Planning application for stabilisation and repair works to northern boundary wall.

Location: Trinity Arts Centre, Trinity Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/231 Decision Notice (Paper F)

Application Ref No: WL/2025/01252 GRANTED (Delegated)

Proposal: T1 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T2 Oak - Reduce height to ~18.0m and crown radius to ~6.0m leaving balanced crown. T3 Oak - Reduce height to ~16.0m and crown radius to ~7.0m leaving balanced crown. TPO T19, T18 and T17 respectively, of Tree Preservation Order Gainsborough 1955.

Location: 6 Mayflower Close, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/232 Decision Notice (Paper G)

Application Ref No: WL/ 2025/01199 GRANTED (Delegated)

Proposal: Listed Building Consent for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/233 Decision Notice (Paper H)

Application Ref No: WL/2025/01198 GRANTED (Delegated)

Proposal: Planning Application for retention, restoration, and repair of the existing pitched roof building garden store, demolition of the existing flat roof garden store and making good disturbed areas of garden wall structure

Location: Richmond House, Morton Terrace, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/234 Decision Notice (Paper I)

Application Ref No: WL/2025/01087 GRANTED (Delegated)

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

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/235 Decision Notice (Paper J)

Application Ref No: WL/2025/01086 GRANTED (Committee)

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

Location: Former Halifax Bank, 32 Lord Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL26/236 Street Naming Requests

No street naming requests were received.

PL26/237 Tree Preservation Orders

No tree preservation orders were received.

PL26/238 Recommendation from Committee

Property and Services Committee meeting held on Tuesday 10 March 2026 (PS26/081 Foxby Hill Entrance Gates:

RESOLVED: To **RECOMMEND to the PLANNING COMMITTEE** to use £5,594.00 of Community Infrastructure Levy (CIL) funds be used to appoint

Moulds Fencing to remove the existing gates and supply and install new gates and fencing at Foxby Hill Allotments.

RESOLVED: To support as it improves safety and **RECOMMEND to FULL COUNCIL** to use £5,594.00 of Community Infrastructure Levy (CIL) funds to appoint Moulds Fencing to remove the existing gates and supply and install new gates and fencing at Foxby Hill Allotments, but to raise concerns about the amount of CIL funds that have been spent on the allotments.

NOTE: Councillors Dobbie and Hooton abstained on voting on the above resolution.

PL26/239 Items for Notification

- i. DMMO Application for footpath from Mayfield to Margaret Close
- ii. Asset Transfer Response – Queensfield Playing Field

PL26/240 Time and Date of Next Meeting

RESOLVED: To NOTE the next Planning Committee meeting is scheduled for Tuesday 21 April 2026 at 6:30pm.

The meeting closed at 7:19pm.

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

PAPER B

Planning Permission

Name and address of applicant

Matt Reid
VANTAGE HOUSE
EAST TERRACE BUSINESS PARK
EAST TERRACE
EUXTON
PR7 6TB

Name and address of agent (if any)

Yadgar Tayfur
Optimal Design Limited
8 WAINER CLOSE
LINCOLN
LN6 3RY

Part One – Particulars of application

Date of application:
11/02/2026

Application number:
WL/2026/00149

Particulars and location of development:

Proposal: Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments being variation of conditions 2, 4, 5 & 6 of planning permission 145244 granted 6 April 2023 - agree method of demolition and to amend the wording of conditions.

Location:

GLEADELLS WHARF
BRIDGE STREET
GAINSBOROUGH
DN21 1LP

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 commence by 6th April 2026.

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

Conditions stating the time by which the development must be commenced

None.

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

2. No development shall take place, other than any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning

authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of noise, dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from construction
- viii. The means of access and routing for construction traffic.
- ix. piling and construction

Reason: In the interests of protecting local amenity and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

3. No development, other than demolition works, shall take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. [Outcomes shall appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the

Environment Agency and the Housing and Environmental Enforcement Manager in accordance with Local Policy S56 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

4. No development shall commence, with the exception of above ground demolition works, until such time as a scheme to protect the existing flood defence assets has been submitted to, and approved in writing by, the local planning authority following consultation with the Environment Agency. The scheme shall include:

- A survey to determine the exact location and depth of the anchorage systems supporting the flood defence wall which is in accordance with an agreed methodology approved by the Environment Agency. The Environment Agency may supply some details for verification to assist this.
- Final details of the proposed foundations based upon the results of the survey.

Reason To prevent increased flood risk to the development and third parties resulting from reduced performance of the river Trent flood defences at the development site, in accordance with Policy S21 of the Central Lincolnshire Local Plan and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

5. The development hereby approved shall take place in accordance with the approved details for the demolition, including:

- Demolition Statement by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Demolition Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Traffic Management Plan (TMP) by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Fire Emergency Plan and Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 16.01.2026
- Asbestos Demolition Survey, Ref 6561, dated 21.01.2026
- Email regarding liaison with Lincolnshire County Council Local Highway Authority on footpath closure and road incursions required - from Ultimate Demolition & Construction Service Limited, dated 19.03.2026

Reason: In the interests of protecting local amenity and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

6. No development shall commence with the exception of the works outlined within the additional information, dated 25.03.2026, until such a time as a bat survey shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any recommendations and mitigation of the approved survey.

The development shall also be carried out in accordance with the following ecological information:

- Preliminary Ecological Appraisal and Roost Assessment by Arbtech mitigation measures

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023 and NPP2 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

7. The development shall be carried out in accordance with the submitted flood risk assessment prepared by Enzygo, ref: SHF.1941.001.HY.R.001.A, dated 02 August 2022 under application: 145244, and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 150mm above existing ground levels
- There shall be no ground floor sleeping
- The ground floor shall be used as car parking only (as per drawing A_10_100, revision 3).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Local Policy S21 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

8. No development above ground level shall take place until a Noise Impact Assessment is submitted to and approved in writing by the Local Planning Authority which shall include details of any noise mitigation measures required. The development shall only be implemented in accordance approved mitigation measures and maintained as such for the life of the development.

Reason: In the interests of the amenity of the future occupiers of the dwelling(s) having regard to the noise implications from the industrial uses near to the site and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

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

A_10_100 Rev 4
A_10_050 Rev 3
A_10_101 Rev 4
A_10_102 Rev 4
A_10_104 Rev 1
A_10_106 Rev 4
A_10_151 Rev 4
A_10_152 Rev 4
A_10_153 Rev 4
A_10_154 Rev 4
A_10_155 Rev 4
A_10_200 Rev 4
A_10_201 Rev 3
A_10_202 Rev 3
A_10_300 Rev 4
A_10_301 Rev 4
A_10_302 Rev 4

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

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

10. No construction works above ground level must take place until the external materials have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the setting of the Listed Buildings and Conservation Area to accord with the National Planning Policy Framework, Local Policies S53 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan (Made June 2021), and the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No construction works above ground level must take place until details of ecological mitigation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023 and NPP2 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

12. No construction works above ground level must take place until a final drainage strategy for foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy and retained in perpetuity.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Local Policy S21 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

13. Prior to occupation of the dwellings, a final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Travel Plan.

Reason: In order to maximise the sustainability of the development in accordance with Local Policies S47 and S48 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

Informatives

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

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 proposed development has been assessed against the relevant policies of the Central Lincolnshire Local Plan 2023 and Policy M11 of the Core Strategy and the Gainsborough Town Neighbourhood Plan (Made June 2021).

Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. As a result of this assessment the proposed changes are considered to be minor material that would not cause any adverse impacts in relation to local amenity, highways, flood risk, human safety or ecology. The proposal is therefore considered acceptable and is approved with 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 their private and family life, their home and their correspondence.

Legal Implications

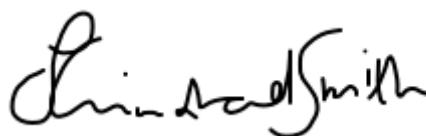
Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.

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: 01/04/2026

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).

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.
(Delete or retain as required any of the red text below)
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice (or within 12 weeks on a minor commercial application).
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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/2026/00149

PROPOSAL: Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments being variation of conditions 2, 4, 5 & 6 of planning permission 145244 granted 6 April 2023 - agree method of demolition and to amend the wording of conditions.

LOCATION:

GLEADELLS WHARF

BRIDGE STREET

GAINSBOROUGH

DN21 1LP

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 12/05/2026

CASE OFFICER: Owen Toop

Recommended Decision: Approval with Conditions

Description

Gleadells Wharf is an elongated 0.17 ha site on the west side of Bridge Street, Gainsborough. The length of the site runs parallel with the River Trent and other buildings along the river front are positioned to benefit from the picturesque views and utilise the connection with the river walk. The site is currently vacant except for a redundant industrial building in the south eastern corner which has long fallen into a state of disrepair. The site is partially bounded by part of the wall of a former building along the frontage - this wall has a varying height up to 2m. Bridge Street consists of a mixture of building types with a variety of uses. Residential developments are common on the River Trent side of Bridge Street, such examples including the conversion of the Whittons Mill and Granary Wharf to the North of the site. There are also a series of smaller scale industrial buildings along Bridge Street, some of which have been converted to a residential use class while others are local commercial / retail use. The group of smaller buildings to the immediate north of the site include a single house - 64 Bridge Street. To the south of the site there is a car park and apartments in a converted industrial building. The east side of Bridge Street mainly consists of lower- level industrial premises, notably a smaller scale than the more prominent river fronting buildings.

The site sits within the Gainsborough Riverside Conservation Area and within the setting of a number of Listed Buildings. These are: • 54, 56, 58, 62, 90, 92, 104 and 110 Bridge Street, Gainsborough (All Grade 2 Listed).

This application is a minor material amendment to application, 145244, submitted under Section 73 of the Town and Country Planning Act 1990. Application 145244 approved the demolition of the existing building and redevelopment of the site for residential development of 64no. apartments. Now this application seeks to vary conditions 2, 4, 5 & 6 of 145244 to agree the method of demolition and amend wording of the above conditions. In doing so this would enable the applicant to undertake a material start on site within the confines of the 3- year time limit for 145244.

Relevant Planning History

145244 - Planning application for demolition of existing building and redevelopment of site for residential development of 64no. apartments - granted 6 April 2023.

Representations

Chairman/Ward member(s): No response.

Gainsborough Town Council: Supports application.

Local residents:

The Garage, 82 Bridge Street – Supports application in principle but raises a concern with regard to impact of demolition and construction works with regards to highways and access to their business for customers.

Environment Agency:

Initially an objection was received with regard to the demolition information as there were concerns with how these works could impact existing flood risk defence infrastructure. In particular, the EA requires that a ground survey is provided to assess the potential impact on tie rods which anchor the piled defences in place.

Following additional information and discussion, the Environment Agency has removed their objection and provided a condition, as follows:

“No development shall commence, with the exception of above ground demolition works, until such time as a scheme to protect the existing flood defence assets has been submitted to, and approved in writing by, the local planning authority following consultation with the Environment Agency.

The scheme shall include:

- A survey to determine the exact location and depth of the anchorage systems supporting the flood defence wall which is in accordance with an agreed methodology approved by the Environment Agency.*
- The Environment Agency may supply some details for verification to assist this.*
- Final details of the proposed foundations based upon the results of the survey.*

Reason

To prevent increased flood risk to the development and third parties resulting from reduced performance of the river Trent flood defences at the development site, in accordance with Policy S21 of the Central Lincolnshire Local Plan.”

LCC Highways and Lead Local Flood Authority: No objections to demolition information. Provides informative for the applicant with regard to highway street works and permits.

LCC Archaeology: Provides comments with regard to application 145244 and considers archaeological comments to be valid for this minor material amendment application.

Conservation Officer: No response.

Lincolnshire Bat Group: No response

Lincolnshire Wildlife Trust: Initially a Holding Objection was provided in relation to Ecology Report and Bat Survey.

Following additional ecological information and clarification, as well as confirmation of phasing of works, this objection has been removed. Conditions are now recommended.

Ecology Officer: No response.

Waste Services: Unable to comment.

Lincolnshire County Council Minerals and Waste: No response.

Anglian Water: No requirement to consult.

Lincolnshire Police Liaison Officer: No response.

NHS Lincolnshire: No response.

Children's Services: No response.

Strategic Housing: No response.

Date Checked: 23.03.2026

Relevant Planning Policies and Legislation:

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

Development Plan

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

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S23 Meeting Accommodation Needs
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity
- S57 The Historic Environment
- S59 Green and Blue Infrastructure Network
- S60 Protecting Biodiversity and Geodiversity
- S61 Biodiversity Opportunity and Delivering Measurable Net Gains
- S66 Trees, Woodland and Hedgerows

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

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

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

Relevant policies of the NP include:

- NPP1 Sustainable Development
- NPP2 Protecting the Natural Environment and Enhancing Biodiversity
- NPP3 Creating a Local Green Network
- NPP5 Protecting the Landscape Character
- NPP6 Ensuring High Quality Design
- NPP7 Ensuring High Quality Design in each Character Area
- NPP8 A Mix of Housing Types
- NPP18 Protecting and Enhancing Heritage Assets

- ***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 2024. Paragraph 232 states:

"...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>

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

LB Legal Duty

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

Main Issues:

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

The main planning issues associated with the application are considered to be as follows:

- Principle of Development

- Development Plan
- Commencement of Works
- Assessment in Planning Permission – 145244
- Flood Risk
- Demolition Statement
- Ecology
- Highways
- Impact on Local Amenity and Representations Received
- Assessment of conditions 1-14 of Planning Permission – 145244
- Other Matters

Assessment:

Principle of the Development:

The principle of the development has already been established in planning permission – 145244 dated 6th April 2023.

This section 73 planning application has been submitted to provide details of demolition in relation to condition 2 (Demolition Statement) of planning permission – 145244. Furthermore, this application seeks to revise the wording of conditions 4 (Contaminated Land Survey) and 5 (Flood Defence Assets), as well as provide additional ecological information with regard to condition 6 (Bat Survey).

Development Plan

The previous application (145244) was considered against the policies of now revoked and superseded Central Lincolnshire Local Plan 2012-2026. On 13th April 2023, the Central Lincolnshire Local Plan 2023-2024 was adopted and this now constitutes the development plan this new application will be determined against.

Commencement of Works

Condition 1 of Planning Permission – 145244 requires the development to commence by the end of 6th April 2026. At present the development has not yet commenced and conditions remain required to be discharged. That being said, the previously approved development related in part to the demolition of an existing building on site. As such, provided that all relevant matters pertaining to demolition can be fully addressed, the applicant may be able to make a material start in adherence to condition 1 of the above permission and section 56 (4) of the Town and Country Planning Act 1990.

The works constituting a material start would likely involve the removal of brickwork as set out within Page 22 of the submitted Demolition Statement by Ultimate Demolition & Construction Service Limited, dated 4.02.2026. The applicant has additionally confirmed that they would likely undertake works to the rear elevation of the building as opposed to the frontage in order to undertake a material start by the 6th April 2026.

Assessment in Planning Permission – 145244

In the Planning Permission – 145244, the following considerations were assessed in the decision-making process.

- Principle
- Highways
- Flood Risk and Drainage
- Infrastructure
- Affordable Housing
- Design
- Impact on Listed Buildings and the Conservation Area
- Residential Amenity
- Ecology
- Minerals
- Archaeology

These considerations are not substantially altered from the officer's assessment of Planning Permission – 145244. However, Flood Risk Highways and Impact on Local Amenity (in respect to the demolition details and revised condition wording) are considered to be relevant given the nature of the proposal. These are discussed below:

Flood Risk

Condition 5 of Planning Permission -145244 states:

“The development hereby permitted must not commence until such time as a scheme to protect the existing flood defence assets has been submitted to, and approved in writing by, the local planning authority following consultation with the Environment Agency. The scheme shall include:

- *A survey to determine the exact location and depth of the anchorage systems supporting the flood defence wall which is in accordance with an agreed methodology approved by the Environment Agency. The Environment Agency may supply some details for verification to assist this.*
- *Final details of the proposed foundations based upon the results of the survey.*

Reason: To prevent increased flood risk to the development and third parties resulting from reduced performance of the river Trent flood defences at the development site, in accordance with Policy LP14 of the Central Lincolnshire Local Plan (2012 – 2036).”

The above condition has not been discharged, and the development has not commenced. Additionally, this application is not accompanied by the required information for Condition 5. It does include a number of documents and statements with regards to the demolition of the building. In particular, the

Demolition Statement by Ultimate Demolition & Construction Service Limited, dated 4.02.2026 refers to groundworks and above groundworks of the demolition process.

As part of this application, the Environment Agency have been consulted on the proposed details. They have reviewed the Demolition Statement and initially an objection was provided due to concerns that Condition 5 would not be adhered to.

Following discussion, it has been agreed that it would remain acceptable in flood risk terms provided that a revised condition is applied. In particular, demolition works can be conditioned to take place above ground only. The Environment Agency subsequently has withdrawn their objection.

With this revised condition in place, the river Trent flood defences at the development site can be safeguarded in accordance with Policy S21 (Flood Risk and Water Resources) of the CLLP 2023 and NPP1 (Sustainable Development) of the NP (Made June 2021).

Demolition Statement

Condition 2 of Planning Permission -145244 states:

“No development shall take place until a demolition method statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in accordance with policies LP13 and LP26 of the Central Lincolnshire Local Plan.”

The application is accompanied by a suite of information in relation to requirements of this condition, notably this includes:

- Demolition Statement by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Demolition Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Traffic Management Plan (TMP) by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Fire Emergency Plan and Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 16.01.2026
- Asbestos Demolition Survey, Ref 6561, dated 21.01.2026

The main reasoning for the condition was in the interest of protecting nearby amenity. In particular demolition can cause impacts in relation to noise, dust and other factors on neighbouring properties.

On Page 5 of the Demolition Statement the operational hours of demolition are confirmed as:

Monday-Friday: between 07:30am-18:00pm

Saturday: between 08:00am-13:00pm

Sunday & Bank Holidays: No operations.

These hours are considered to be acceptable, particularly given the period of demolition would be limited and that the weekend hours and bank holiday hours are reduced.

Dust, noise and vibrations are also considered within the Demolition Statement on pages 13 and 14 and are deemed to be acceptable.

Condition 3 of Planning Permission - 145244 states:

“No development shall take place, other than any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide:

- i. the parking of vehicles of site operatives and visitors*
- ii. loading and unloading of plant and materials*
- iii. storage of plant and materials used in constructing the development*
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- v. wheel washing facilities*
- vi. measures to control the emission of noise, dust and dirt during construction*
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction*
- viii. The means of access and routing for demolition and construction traffic. ix: piling and construction*

Reason: In the interests of amenity and in accordance with policy LP13 of the Central Lincolnshire Local Plan.”

With regard to demolition works, points vii and viii are key. The Demolition Statement includes measures for the disposal of waste. The Demolition Statement and TMP provide information in relation to access and routing for demolition traffic.

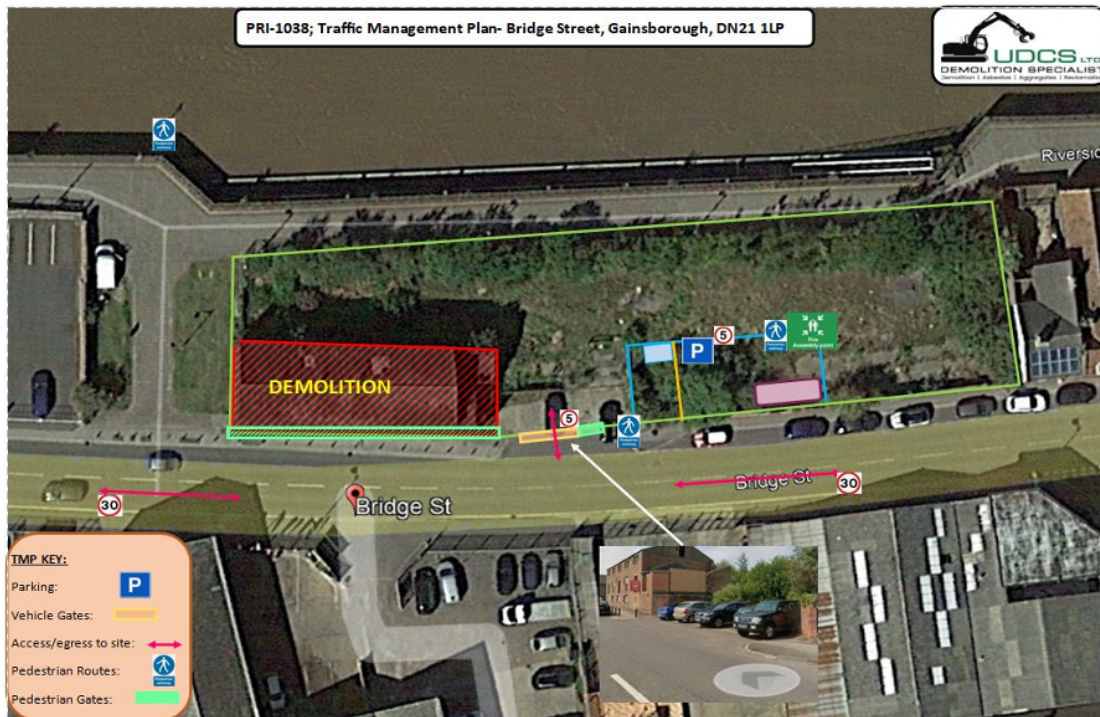


Figure 1 – TMP Excerpt

The applicant has also confirmed that they will liaise with the Lincolnshire County Council's Highways Department with regard to implementing a footpath closure and road incursion, eliminating the risk of the public coming within close proximity to the demolition works.

Having considered the requirements of Condition 2 and Condition 3 (vii and viii [demolition only], the details are considered to be acceptable and accord with Policy S53 (Design and Amenity) of the CLLP 2023 and NPP6 (Ensuring High Quality Design) of the NP (Made June 2021).

Ecology

Condition 6 of Planning Permission – 145244 states:

“Prior to demolition of the building on site a bat survey in accordance with the Preliminary Ecological Appraisal dated September 2021 by Archer Ecology shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any recommendations and mitigation of the approved survey.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.”

This application is accompanied with information including the Preliminary Ecological Appraisal and Roost Assessment. Notably this has been updated since the outcome of the previous application, the survey date is stated as 8th January 2026.

The updated survey includes a number of measures including precautionary approaches in relation to protected species. Condition 6 in particular related to bats and pages 13 and 14 of the appraisal refer to recommendations. In addition, pages 10–12 of the updated Preliminary Ecological Appraisal / Preliminary Roost Assessment (Arbtech, 2026) set out the findings of the most recent survey work undertaken at the site.

It is acknowledged that the Lincolnshire Wildlife Trust initially submitted an objection to the application on the grounds that they consider the survey to be out of date. However, the applicant's ecologist has responded (dated 19.03.2026) and given this response alongside the above updated ecological information in relation to the current building. In addition the applicant has provided reference to phasing of works, including partial demolition of the main building. (see figure 1 below)

The Lincolnshire Wildlife Trust have reviewed this additional information. They note that fact that these works do not impact any features identified as having even low suitability for bats is key.



Figure 1 - The immediate relate only to the partial removal of brickwork from the already exposed section of the side structure (as shown in the attached image).

The applicant states that area is materially different from the main building in that it is:

- Fully open and exposed
- Lacking any enclosed voids or sheltered features
- Not capable of supporting bat roosting
-

The applicant then goes on to say that this aligns with the findings of the updated 2026 Preliminary Ecological Appraisal and Roost Assessment, which confirms:

- The building has low bat roost potential
- No evidence of bat roosting has been recorded across both the original and updated survey work

Following this, the intended approach would be:

- To undertake a full bat survey during the appropriate season (May–September)
- To proceed with full demolition only once any further ecological requirements are satisfied

The Lincolnshire Wildlife Trust has reviewed this additional information in full and have removed their objection. They have recommended that the above intended approach is conditioned as part of the application.

With the above in place, it is therefore considered that the proposal is acceptable and accords with Policy S60 of the CLLP 2023 and NPP2 (Protecting the Natural Environment and Enhancing Biodiversity) of the NP (Made June 2021).

Highways

As noted above the application is accompanied by a TMP. The information should only be considered in relation to demolition works. Construction works are a matter that remains to be discharged (particularly taking account of Condition 3 of the previous approval).

As part of this application, the Local Highway Authority have reviewed the submitted information for demolition and raise no objections. They have included an informative for the applicant to contact them with regard to any streetworks required as part of the development. The applicant is aware of this and would look to contact the Local Highway Authority in this regard.

It is therefore considered that the proposal accords with Policy S53 of the CLLP 2023 and NPP6 (Ensuring High Quality Design) of the NP (Made June 2021) and NPP1 (Sustainable Development) of the NP (Made June 2021).

Impact on Local Amenity and Representations Received

The impact of the demolition works with respect to neighbouring amenity have predominantly been considered above in the 'Demolition Statement' section of this assessment.

It is noted that a representation has been received from the neighbouring business opposite the site (The Garage, 82 Bridge Street). The neighbour does not object to the application but in their representation has raised a concern on the impact of the development on Bridge Street and the disruption from works on their business access. In their comments they have requested clarification.

As noted above, the TMP includes the routing and access for the demolition works. In the interest of pedestrian safety, the footpath will be closed, and the applicant has confirmed that they will be liaising with the Local Highway Authority in relation to this and any potential road incursions. It remains a

possibility that Bridge Street will require a road incursion necessary for the development to take place with regards to highway amenity including pedestrian safety (Conditions 2 and 3 of the previous application). It is not considered that the proposed changes to this application, which seek to revise the wording of conditions and provide required information for demolition only, would harm neighbouring amenity in accordance with S53 of the CLLP 2023 and NPP6 (Ensuring High Quality Design) of the NP (Made June 2021).

Assessment of conditions 1-14 of Planning Permission - 145244

As a variation of condition application will create a brand new permission in itself a review of conditions originally imposed on 145244 needs to be undertaken. Without this, any new permission would be unrestricted. The policy stated within the condition reasons will be amended to reflect the policy of the CLLP 2023.

Condition 1 – Time Limit for Commencement

This condition still applies and will be amended to refer to the expiry date: 6th April 2026.

Condition 2 – Demolition Statement

This application has provided a Demolition Statement. The condition will be amended to be instructional rather than a pre-commencement requirement.

Condition 3 – Construction Method Statement

This condition still applies but will be amended to reflect the submitted demolition information discussed above.

Condition 4 – Contaminated Land Survey

This application seeks to vary the wording of this condition. The requirements of the condition would still be needed but prior to any construction work commencing. Demolition works may be undertaken (subject to the requirements of the other conditions of this recommendation). It is considered that this would allow the development to commence whilst safeguarding human health and the water environment as the condition requires the relevant information to be submitted and approved before construction commences.

Condition 5 – Flood Risk Defences

As discussed above, the condition is recommended to be amended and applied as agreed by the Environment Agency.

Condition 6 – Bat Survey

As discussed above, the updated ecological information with regards to bats has been considered acceptable by the Lincolnshire Wildlife Trust, subject to specific works being carried out a condition in place to secure a final survey with recommendations and its recommendations. This condition may be applied as 'No development other than the works outlined within the additional information, dated 25.03.2026'.

Condition 7 – Flood Risk Mitigation

The condition remains relevant and should be applied as previously approved.

Condition 8 – Noise Impact Assessment

The condition remains relevant and should be applied as previously approved.

Condition 9 – Approved Plans

The condition remains relevant and should be applied as previously approved.

Condition 10 – External Materials

The condition remains relevant and should be applied as previously approved.

Condition 11 – Ecological Mitigation

The condition remains relevant and should be applied as previously approved.

Condition 12 - Drainage

The condition remains relevant and should be applied as previously approved.

Condition 13 – Travel Plan

The condition remains relevant and should be applied as previously approved.

Condition 14 – Ecological Appraisal

The condition is no longer considered to be relevant as the required measures can be incorporated through the application of a single condition (Condition 6 as above). The updated appraisal includes mitigation measures for other protected species.

Other Matters

The application site affects the setting of nearby Listed Buildings and has been publicised accordingly in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015. However, the proposed changes do not materially impact the Listed Buildings.

As previously approved, external materials are proposed to be conditioned, and this variation application is required to replicate this condition.

As such, it is considered that the proposal is acceptable when considering the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Policy S56 of the CLLP 2023 and Policies NPP6, NPP7 and NPP18 of the NP (Made June 2021).

Conclusion and reason for decision:

The proposed development has been assessed against the relevant policies of the Central Lincolnshire Local Plan 2023 and Policy M11 of the Core Strategy and the Gainsborough Town Neighbourhood Plan (Made June 2021).

Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. As a result of this assessment the proposed changes are considered to be minor material that would not cause any adverse impacts in relation to local amenity, highways, flood risk, human safety or ecology. The proposal is therefore considered acceptable and is recommended for approval with conditions.

Recommended Conditions:

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

1. The development hereby permitted shall commence by 6th April 2026.

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

Conditions stating the time by which the development must be commenced

None.

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

2. No development shall take place, other than any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials

- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of noise, dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from construction
- viii. The means of access and routing for construction traffic.
- ix. piling and construction

Reason: In the interests of protecting local amenity and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

3. No development, other than demolition works, shall take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. [Outcomes shall appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial

sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environment Agency and the Housing and Environmental Enforcement Manager in accordance with Local Policy S56 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

4. No development shall commence, with the exception of above ground demolition works, until such time as a scheme to protect the existing flood defence assets has been submitted to, and approved in writing by, the local planning authority following consultation with the Environment Agency. The scheme shall include:

- A survey to determine the exact location and depth of the anchorage systems supporting the flood defence wall which is in accordance with an agreed methodology approved by the Environment Agency. The Environment Agency may supply some details for verification to assist this.
- Final details of the proposed foundations based upon the results of the survey.

Reason To prevent increased flood risk to the development and third parties resulting from reduced performance of the river Trent flood defences at the development site, in accordance with Policy S21 of the Central Lincolnshire Local Plan and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

5. The development hereby approved shall take place in accordance with the approved details for the demolition, including:

- Demolition Statement by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Demolition Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Traffic Management Plan (TMP) by Ultimate Demolition & Construction Service Limited, dated 4.02.2026.
- Fire Emergency Plan and Risk Assessment by Ultimate Demolition & Construction Service Limited, dated 16.01.2026
- Asbestos Demolition Survey, Ref 6561, dated 21.01.2026
- Email regarding liaison with Lincolnshire County Council Local Highway Authority on footpath closure and road incursions required -

from Ultimate Demolition & Construction Service Limited, dated
19.03.2026

Reason: In the interests of protecting local amenity and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

6. No development shall commence with the exception of the works outlined within the additional information, dated 25.03.2026, until such a time as a bat survey shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any recommendations and mitigation of the approved survey.

The development shall also be carried out in accordance with the following ecological information:

- Preliminary Ecological Appraisal and Roost Assessment by Arbtech mitigation measures

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023 and NPP2 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

7. The development shall be carried out in accordance with the submitted flood risk assessment prepared by Enzygo, ref: SHF.1941.001.HY.R.001.A, dated 02 August 2022 under application: 145244, and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 150mm above existing ground levels
- There shall be no ground floor sleeping
- The ground floor shall be used as car parking only (as per drawing A_10_100, revision 3).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Local Policy S21 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

8. No development above ground level shall take place until a Noise Impact Assessment is submitted to and approved in writing by the Local Planning Authority which shall include details of any noise mitigation measures required. The development shall only be implemented in accordance

approved mitigation measures and maintained as such for the life of the development.

Reason: In the interests of the amenity of the future occupiers of the dwelling(s) having regard to the noise implications from the industrial uses near to the site and in accordance with Local Policy S53 of the Central Lincolnshire Local Plan 2023 and NPP6 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

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

A_10_100 Rev 4
A_10_050 Rev 3
A_10_101 Rev 4
A_10_102 Rev 4
A_10_104 Rev 1
A_10_106 Rev 4
A_10_151 Rev 4
A_10_152 Rev 4
A_10_153 Rev 4
A_10_154 Rev 4
A_10_155 Rev 4
A_10_200 Rev 4
A_10_201 Rev 3
A_10_202 Rev 3
A_10_300 Rev 4
A_10_301 Rev 4
A_10_302 Rev 4

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

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

10. No construction works above ground level must take place until the external materials have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the setting of the Listed Buildings and Conservation Area to accord with the National Planning Policy Framework, Local Policies S53 and S57 of the Central Lincolnshire Local Plan 2023, NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan (Made June 2021), and the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No construction works above ground level must take place until details of ecological mitigation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023 and NPP2 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

12. No construction works above ground level must take place until a final drainage strategy for foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy and retained in perpetuity.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Local Policy S21 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

13. Prior to occupation of the dwellings, a final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Travel Plan.

Reason: In order to maximise the sustainability of the development in accordance with Local Policies S47 and S48 of the Central Lincolnshire Local Plan 2023 and NPP1 of the Gainsborough Town Neighbourhood Plan (Made June 2021).

Informatives:

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Decision Level: Delegated

Human Rights Implications:

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

interfere with the applicant's and/or objector's right to respect for their private and family life, their home and their 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 : Owen Toop

Date : 1/04/2026

Authorising Officer

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

Date: 01/04/2026

PAPER C

Consent to Display Advertisement

Name and address of applicant

grant deone
FUSION SIGNS LTD
FUSION SIGNS
SANDOWN ROAD
DERBY
DE24 8SR

Name and address of agent (if any)

Grant Deone
FUSION SIGNS LTD
FUSION SIGNS
SANDOWN ROAD
DERBY
DE24 8SR

Part I – Particulars of Application

Date of application
16/02/2026

Application No
WL/2026/00156

Particulars and location of advertisements:

Advertisement consent to display 2no. fascia signs and 1no. projecting sign.

UNIT 2B
MARSHALLS YARD
GAINSBOROUGH
DN21 2NA

Part II – 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 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:

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
 - (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, NS55 and S57 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, NS55 and S57 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, NS55 and S57 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:

Proposed Shop front ref: 2526GAIN02 [REV A]

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.

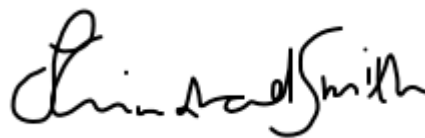
Reason:

To ensure the advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Local Policy S53, NS55 and S57 of the Central Lincolnshire Local Plan

8. All illuminated signs identified on the documents and plans listed in condition 7 of this ermission must be the only illuminated signs and must not be externally illuminated.

Reason:

To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 and in the interest of visual amenity to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.



Date:

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.
- **If you want to appeal against your local planning authority's decision you must do so within 8 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 them.
- **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](#)

A person who displays an advertisement in contravention of the Regulations may be liable to a fine and in the case of a continuing offence to a daily fine for each day during which the offence continues after conviction.

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

Officers Report

Planning Application No: WL/2026/00156

PROPOSAL: Advertisement consent to display 2no. fascia signs and 1no. projecting sign.

LOCATION: UNIT 2B MARSHALLS YARD GAINSBOROUGH DN21 2NA
WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 13/04/2026

CASE OFFICER: Josh Turner

Recommended Decision: Grant Subject to Conditions

Site Description and Proposal:

The application site is an existing unit within the Marshall's yard retail development within the former Britania Mill. The proposal seeks to introduce new internally illuminated signage for a branch of Waterstones.

Relevant Planning History

Reference	Proposal	Decision
119826	Planning Application for minor alterations to approved Planning Permission, reference number M04/P/1192 to provide revised gates, trolley shelter, hard landscaping and door canopies	Granted time limit plus conditions
119834	Advertisement Consent to display 3no. static internally illuminated shop signs and 4no. poster signs	Granted Time Limit Cond only
122080	Advert consent to display 2 digiply graphic board and 3 replacement graphic vinyl skins to existing sign boxes.	Granted time limit plus conditions
123687	Request for confirmation of compliance with Condition 21 of Planning Permission M04/P/1192 granted 25/01/2005	Condition discharged 11/06/2009
124742	Advertisement consent to display 4 x fascia signs and 5 x vinyl graphic boards	Granted time limit plus conditions 07/12/2009

Reference	Proposal	Decision
127499	Planning applicaton to remove existing sections of external wall and instal new windows and door. Also, pavement to be raised to give level access.	Granted time limit plus conditions 14/09/2011
129124	Planning application for new window openings at ground and first floor of front elevation and new double doors at ground floor to allow access for deliveries at rear. Also, internal alterations to sub-divide the existing unit and create an additional unit.	Granted time limit plus conditions 31/10/2012
130711	Advertisement consent for 2no. illuminated fascia signs and 1no. non illuminated fascia sign.	Granted time limit plus conditions 28/01/2014
142955	Application for a Lawful Development Certificate for proposed use of retail at ground floor and leisure purposes at first floor	Planning Permission not req'd 08/06/2021
142954	Planning application for external alterations and change of use of car parking spaces to form external display area for retail unit	Granted time limit plus conditions 10/06/2021
147610	Advertisement consent to display 2no. fascia signs.	Granted time limit plus conditions 02/01/2024
WL/2024/01032	Planning application for external alterations to facilitate internal subdivision of unit.	Grant with conditions 28/01/2025

Representations

Chairman/Ward member(s): No comments received.

Gainsborough Parish Council: To support the application.

Local residents: The application was advertised via site notices, no comments were received.

LCC Highways and Lead Local Flood Authority: No objections 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.

Conservation Officer: No objections.

Date Checked: 23/03/2026

Relevant Planning Policies and Legislation:

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

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
S37 Gainsborough Town Centre and Primary Shopping Area
NS41 City and Town Centre Frontages
S53 Design and Amenity
NS55 Advertisements
S57 The Historic Environment

- ***Gainsborough Neighbourhood Plan (NP) (2023)***

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

Relevant policies of the NP include:

- NPP 1 Sustainable Development
- NPP 6 Ensuring High Quality Design

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

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

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

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

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

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Other:

- The Town and Country Planning (Control of Advertisements) (England) Regulations 2007;
- Statutory duties under Sections 66 and 72 of the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990- The 'Act';
- Conservation Area Appraisal.

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 proposal seeks the siting of 2no. fascia signs and 1no. projecting sign.

The size and shape of the signs respect the scale and design of the building. The signs are positioned well and do not cover an unacceptable amount of space or features on the elevations.

It should be noted that the proposed signage is similar to existing signage in place for neighbouring businesses within Marshalls Yard and the colour as the corporate colour of the occupying business is acceptable

The proposed signage would be internally illuminated by 500 cd/m² white LED's which would not be unduly bright and out of character with the surrounding retail park.

The Authorities Conservation Officer was consulted on the proposed scheme and raised no objection to the proposed signage. Given the existing retail use of the area surrounding the application site it is not considered that it would present a harmful impact upon the wider Britannia Mill site.

Due to the use of the building, the sign is an appropriate addition which does not detract from the visual amenity of the locality, and is considered to be in accordance with the provisions of Policies S53 and S57 of the CLLP.

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.”*

No objections have been raised on safety grounds by the Local Highways Authority, and it is considered that the proposal would not obstruct pedestrian routes or cause a probable distraction to drivers.

On this basis, the proposed signage would accord with Paragraph 141 of the NPPF and the relevant criteria contained within Policy NS55 of the CLLP.

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.

The application site is located within an existing retail park and is not located in proximity to any residential uses. As such the proposal would not present any harmful impact upon residential amenity. Therefore, the proposal would accord with Policy S53 of the CLLP in this regard.

Conclusion and reason for decision:

The proposal has been considered against policies Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S53: Design and Amenity, Policy S57: The Historic Environment and Policy NS55: Advertisements of the Central

Lincolnshire Local Plan and the 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 the proposed signage scheme is acceptable due to their scale, design and position. The proposed signs would not individually, collectively, or cumulatively in the area have an unacceptable harmful visual impact on the site, the street scene or the surrounding area. The adverts would not have an unacceptable harmful impact on highway and public safety. The adverts are therefore acceptable subject to conditions and approval of consent is recommended.

Decision Level: Delegated

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
(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, NS55 and S57 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, NS55 and S57 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, NS55 and S57 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:

Proposed Shop front ref: 2526GAIN02 [REV A]

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, NS55 and S57 of the Central Lincolnshire Local Plan

8. All illuminated signs identified on the documents and plans listed in condition 7 of this permission must be the only illuminated signs and must not be externally illuminated.

Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 and in the interest of visual amenity to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.

Human Rights Implications:

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

Legal Implications:

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

Prepared by : Josh Turner

Date : 23/03/2026

Authorising Officer: Ian Elliott

Date: 23rd March 2026

PAPER D

Consent to Display Advertisements

Name and address of applicant

Jonathan Sloan
EVANS HALSHAW FORD CENTRE
LEA ROAD
GAINSBOROUGH
DN21 1AF

Name and address of agent (if any)

Charlie Price
48 ASPEN ROAD
RUGBY
CV21 1SF

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

19/01/2026

Application number:

WL/2026/00062

Particulars and location of development:

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

Location:

EVANS HALSHAW FORD CENTRE
LEA ROAD
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) (England) Regulations 2007.

2. Any advertisements displayed, and any site being used for the display of advertisements, must 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 and to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.

3. Any structure or hoarding erected or used principally for the purpose of display advertisements must 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 public safety to accord

with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.

4. Where an advertisement is required under these Regulations to be removed, the site must 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 public safety to accord with the National Planning Policy Framework and local policy S53 and NS55 of the Central Lincolnshire Local Plan 2023.

5. 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.

6. No advertisement must 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 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.

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 drawing: OJ0054-3100 dated 24/9/25. 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 advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 and NPP 7 of the Gainsborough Town Neighbourhood Plan.

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.

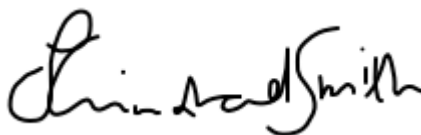
Reasons for granting permission

The application has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S53: Design and Amenity and 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 signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway safety, public safety or residential amenity.

Date: 13/03/2026

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 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.

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/2026/00062

PROPOSAL: Advertisement consent to display 1no. illuminated fascia sign.

LOCATION:

EVANS HALSHAW FORD CENTRE
LEA ROAD
GAINSBOROUGH
DN21 1AF

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 16/03/2026

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant consent

Site Description and Proposal:

The application site comprises an existing car garage on Lea Road in Gainsborough.

To the north west of the site is a petrol station, to the south east is Gainsborough Train Station, to the north is Aldi supermarket and to the east is a new housing estate.

The application seeks advertisement consent to display a new illuminated fascia sign. The advertisement measures 28 metres in width and 0.94 metres in height and will be internally illuminated by white LEDS.

1. Relevant Planning History

Reference	Proposal	Decision
118603	Advertisement Consent to display various free standing and wall mounted signs	Granted time limit plus conditions
WL/2026/00218	Advertisement consent to display 1no. illuminated 6m totem	Not yet determined

2. Representations

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: None received

Local residents: None received

LCC Highways and Lead Local Flood Authority: 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.

LCC Archaeology: None received

Date Checked: 11/3/26

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and Neighbourhood Plan (Made 28th June 2021)

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)***

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

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

Relevant policies of the NP include:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 7 Ensuring High Quality Design in each Character Area

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

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

The site is 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 2024. Paragraph 232 states:

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Other:

- 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.

Policy NPP1 of the GNP seeks, amongst other things, to ensure development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of the Town in which it is located as identified in the Character Assessment and in Policy NPP7.

Policy NPP6 of the GNP seeks, amongst other things, to ensure that development is of a high design quality that will contribute to the character of Gainsborough Parish.

The application seeks advertisement consent to display 1no. fascia sign located on the existing building. The advertisement measures 28 metres in width and 0.94 metres in height and will be internally illuminated by white LEDS. The white grid only will be illuminated and the illumination levels will not exceed 500cd/m.

The advertisement will replace existing adverts at the site. The immediate area already includes advertisements on the buildings with a petrol station next door and Aldi supermarket across the road.

Due to the scale and location of the proposed signage it is considered that it is appropriate and would not detract from the visual amenity of the locality due to the present use of the site as a business within the developed footprint of Gainsborough. The proposal is considered to accord to the provisions of policy NS55 of the Central Lincolnshire Local Plan (CLLP) and Chapter 7 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 advertisement is positioned on an existing building that the sign is intended to advertise. The Highways Authority have no objections in relation to impacts upon highway safety.

It is considered that the proposal would not obstruct pedestrian routes or cause a distraction to drivers. Therefore, the proposal will not harm public safety and accords to local Policy NS55 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

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 from the site and does not look directly onto the application site.

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.

Conclusion and reason for decision:

The application has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S53: Design and Amenity and 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 signage would not have a harmful visual impact on the site or the surrounding area. The proposal would also not have a harmful impact on highway safety, public safety or residential amenity.

The adverts are therefore acceptable subject to conditions and approval of consent is recommended.

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 (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 and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 and NPP 7 of the Gainsborough Town Neighbourhood 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 and 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 and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 and NPP 7 of the Gainsborough Town Neighbourhood 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 drawing: OJ0054-3100 dated 24/9/25. 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 advertisement proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and NS55 of the Central Lincolnshire Local Plan and policy NPP 6 and NPP 7 of the Gainsborough Town Neighbourhood 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 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 : Vicky Maplethorpe

Date : 11/03/2026

Authorising Officer: Josh Turner Date: 12/03/2026

PAPER E

WEST LINDSEY DISTRICT COUNCIL
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation)(England) Regulations 2012
Tree Preservation Order Gainsborough No1 2005

CONSENT TO CARRY OUT WORK

Applicant:

IG Environmental Services
BEMBRIDGE HOUSE
1300 PARKWAY
SOLENT BUSINESS PARK
WHITELEY
PO15 7AX

Agent:

Date of Application

28/01/2026

Application Number

WL/2026/00089

Particulars of Application:

T1 Oak - Remove. Within W1 of Tree Preservation Order Gainsborough No1 2005.

Site Location:

EIGHT ACRE WOOD, GAINSBOROUGH, (North of Grasmere Close).

In pursuance of its powers under the above mentioned Act and Regulations and the Tree Preservation Order made by the District Council of West Lindsey as the Local Planning Authority (hereinafter called "the Council") and subsequently confirmed by the Council.

The Council **Hereby Consents** to the carrying out of the following operations in accordance with the submitted application namely:-

T1 Oak - Remove. Within W1 of the above order.

Subject to the following conditions, namely:-

1. The works hereby approved shall be carried out once and within a period of 24 months from the date of consent. If repeated works are required or works are not carried out within 24 months from the date of this consent then a new application will be required.

Reason:

To ensure adequate control of the Tree Preservation Order, and in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. The works hereby granted consent shall be carried out in accordance with current British Standards, BS3998 Recommendations for Tree Work.

Reason:

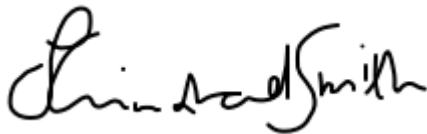
To ensure works are carried out in a way which is not detrimental to the health and

amenity of nearby trees, in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

Dated this 20/03/2026

West Lindsey District Council

Guildhall
Marshall's Yard
GAINSBOROUGH
Lincolnshire
DN21 2NA

A handwritten signature in black ink, appearing to read 'Sally Grindrod-Smith', written in a cursive style.

Signed:

Sally Grindrod-Smith
Director Planning, Regeneration and Communities

IT IS IMPORTANT THAT YOU SHOULD READ THE ACCOMPANYING NOTES

NOTES

1. Subject to the provisions of the Tree Preservation Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under the Order, or of any grant of any such consent subject to conditions shall, if he makes a claim within the time and in the manner prescribed by the Order, be entitled to recover from the authority compensation in respect of such loss or damage.
2. In assessing compensation so payable, account shall be taken of:-
 - (a) any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of the said or any other Tree Preservation Order under Section 29 of the Town and Country Planning 1962, or under section 60 of the Town and Country Planning Act 1971, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
 - (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.
3. A claim for compensation under the Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the proper officer thereof or by sending it by prepaid post so addressed, within twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.
4. Any question of dispute compensation will be determined in accordance with the provisions of Section 179 of the Act.
5. **RIGHT OF APPEAL:** If you are not satisfied with this decision or any of the attached conditions, you have the right to appeal **within 28 days** from the date of this decision notice, or such longer period as the Secretary of State may allow in exceptional circumstances. To appeal you would need to contact The Environment Team at The Planning Inspectorate, Tel: 0117 372 8192. Further information and an appeal form can also be found at the following web site; <http://www.planningportal.gov.uk/planning/appeals/treepreservation>
6. When an appeal is brought under this provision from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions, may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates to that part, or may cancel any certificate, or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance. The decision of the Secretary of State on any such appeal shall be final.

7. “Applicants are also reminded that work to trees and shrubs must not contravene the provisions of the **Wildlife and Countryside Act 1981**, as amended, which protect wild birds and their nests. Under the legislation, amongst other things, it is an offence, with certain exceptions, to:
- (a) intentionally kill, injure or take any wild bird;
 - (b) intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;
 - (c) intentionally take or destroy the egg of any wild bird;
 - (d) intentionally or recklessly disturb any wild bird listed on Schedule 1 of the Act while it is building, or at or near a nest containing eggs or young, or disturb the dependent young of such a bird.”
8. **Common Law advice:** Council consent to carry out work to a protected tree does not give the applicant, agent, or any person employed by them, consent to enter land in the ownership of others. If access to land owned by others is necessary in order to implement a TPO consent notice then additional permission is also required from that land owner. No pruning work, equipment or persons should cross a property boundary line into another persons land without their permission as this would be trespass.
- For trees growing on neighbouring land, there is no obligation to ask for the owner’s permission to do work to branches overhanging your own land, but it is advisable to discuss the work for good neighbourly relations. Any arisings (pruning waste, pieces cut off) still belong to the tree owner and you should ask if they want them back before suitably disposing of them yourself, or you could return the arising to the tree owner providing you do not cause damage by doing so.

Delegated Decision – Tree Preservation Order Application

Application Number: WL/2026/00089

Location:

EIGHT ACRE WOOD
GAINSBOROUGH

Valid Date: 28/01/2026

Decision Due Date: 25/03/2026

Name and address of applicant

IG Environmental Services
BEMBRIDGE HOUSE
1300 PARKWAY
SOLENT BUSINESS PARK
WHITELEY
PO15 7AX

Name and address of agent (if any)

Description of Application

T1 Oak - Remove. Within W1 of Tree Preservation Order Gainsborough No1 2005.

Consultation responses received

No comments received.

Assessment

The tree T1 is a large, mature oak standing within the southerly edge of Eight Acre Wood. The woodland is a prominent feature in the area with residential housing estates around its east, south and west sides, and halfway along its northerly side. A specialist academy school adjoins the remaining half of its northerly side.

The proposal is to remove the large oak T1 tree due to it being implicated in a property subsidence claim. The property affected by movement is No4. Grasmere Close, Gainsborough. A ditch runs alongside the southerly edge of the woodland, between the woodland and No4 Grasmere, and the subject oak tree is situated close to the top of the ditch embankment to the northwest of the affected property. Other large mature oak trees are also within the woodland.

The oak tree T1 is 6.0m forward from the front of the bungalow. From the northerly side of the bungalow to the opposite edge of the driveway measured 3.61m. The continued distance from the edge of the driveway, across the ditch and its embankments at both sides to be in line with the tree is approximately 2.8-3.0m. The direct distance between the tree and the nearest corner of the bungalow is approximately 9.5m. The approximate measurements are due to officer not climbing up and down the embankments and jumping across the ditch. T1 lower canopy measures 3.8m away from the nearest corner of the bungalow (at level monitoring point 1), and its upper canopy measures 1.9m from the bungalow.

Report by Engineer or Surveyor

A report should include a description of the property, including a description of the property damage and crack pattern, supported by technical information such as geological strata, vegetation and its management, level monitoring data, trial/bore hole data on foundations and soil, soil plasticity etc... results, details on location and identification of roots found, and proposals and costs for property repairs.

The mandatory engineers report was provided as a single sheet containing general information to say the location of the damage is the front right hand corner of the bungalow, that the nature of the damage is stepped and tapered cracking, mirrored internally and externally, with the crack widths being Category 3 of 5mm to 15mm width, with a couple of short paragraphs given in the conclusion and recommendations section of the sheet.

The location of the damage is to the front right-hand corner of the bungalow, which is the lounge, with various cracks of varying widths up walls, along the top of walls, and across the ceiling. At time of officer site visit, there was a crack of about 4-5mm width from the side windowsill running downwards behind the radiator, cracks up both sides of the window with areas of render and plaster having come loose and part fallen away near the curtain rail bracket. The crack continues up the wall to the ceiling and along the edge of the ceiling to the corner of the room and along the front edge of the ceiling. There is stepped cracking of 1mm width from the top of the door which leads into the hall up to the ceiling. The window in the front wall of the lounge also has cracking of 4-5mm width around the windowsill and down the wall to the floor. There are some fine cracks visible in the ceiling paper of the lounge. Damage is also across the kitchen ceiling and around the top edges of the walls which is located at the rear right-hand corner of the bungalow even though the level monitoring readings showed not movement in this area of the bungalow. Minor cracks up to 2mm in width are visible in the hall wall and ceiling which is at the central front part of the bungalow. The bedroom at the front left-hand corner of the bungalow has no internal cracks even though it is where readings showing the greatest property movement were taken at point 1 of the level monitoring. The bedroom at the rear left-hand corner of the bungalow has cracks from the top window corners up to the ceiling that then run left and right along the wall top. A past crack is evident below the bottom left corner of the window to floor level, but that crack has been badly filled and painted over. Cracking is present at the right-hand side of the window, around and across the back of the windowsill and down the wall to the floor, with a minor crack up the edge of the window. Cracks widths are likely to increase and decrease as property movement occurs through the year.

Some of the external cracks do mirror the internal cracks, particularly around both sides of the lounge and at the rear left-hand bedroom. There are also various cracks externally where none are visible internally. There are various small-width external cracks across the rear wall of the bungalow. No external cracks were visible in the left-hand/northerly side wall even though the greatest extent of property movement was recorded by the level monitoring along this left side of the building. Many cracks are present across the front of the bungalow, mainly around the top and bottom of the windows, at each end of the windowsills with some where the mortar has fallen out, and down the edges of the sections of stonework beneath each front window. The resident also advised the front door has previous become stuck/jammed due to

distortion of the frame caused by property movement but has since been repaired so it can open and close. The lounge window down the right side of the bungalow has a stepped crack from the top left window corner running up and left to above the sky dish. This window also has a stepped crack running downwards from its lower right corner. A crack is visible in the right-hand side wall where the extension is joined to the rear right of the kitchen wall.

The engineers report states drains are not within influential distance. Properties generally have a drainage system around them to collect rain water from the roof and waste water from within the property i.e. kitchen sink, bathroom(s), wc, and carry it away from the property for disposal. Sometimes these drains can be displaced or damaged leading to water leakage. If drainage investigations have not been carried out, then the possibility of drainage displacement or damage having occurred and affecting water content or washing soil away would not be known.

The arboricultural report includes a drainage investigation report with a plan that shows a freshwater gully and a rain water pipe with connecting drainage pipe along the right/south side of the property, and runs along the southerly side of the lounge where there is extensive internal cracking. The drainage overview points out that along the section of pipe upstream towards the bungalow from MH1 that there are areas of root ingress and some pipework needs to be replaced but these are a few metres away from the building. There is no mention of the rainwater pipe for the rear of the bungalow or the underground drainage relating to kitchen and bathroom waste water.

Level Monitoring

Readings from the level monitoring at 14 points around the property have been taken every two months from December 2022 to October 2023 and then again from April 2025 to December 2025.

The isometric representation of the readings shows the differences in upwards and downwards movement at the various monitoring points around the bungalow and garage. The vertical scale is different to the scale of the property footprint so it clearly demonstrates the differences in movement at each point and its relevance around the bungalow and garage in relation to tree position. The readings show significant movement along the front and north side of the bungalow, particularly at points which are the sides nearest to the tree, and across the front and north sides of the garage, which are also the sides nearest to the woodland. Points 5, 6 and 7 at the rear SE corner of the bungalow have very little amounts of movement over the two monitoring periods and are the points furthest away from the tree.

Movement of the bungalow and garage will have continued rising and falling through the seasons not recorded between the monitoring periods during and 2023 and 2025. The levels recorded at the points affected by the greatest amount of overall movement during 2023 are point 1 with +11.1mm (upwards movement), point 2 and 3 each with +10.1mm (upwards movement), and are the two points closest to the tree. Point 11 with +10.5mm (upwards movement), and point 12 with +9.4mm (upwards movement) are across the front of the garage. The readings were recorded from December 2022 to June 2023. Downwards movement recorded in August to

October 2023 was not significant with the greatest movement at point 1 of -3.5mm, then at point 2 with -3.2mm, and are the points closest to the tree. 2023 was a warm year with a mild dry winter, and although March was a very wet month, spring and summer were generally warm and dry. A relatively short but very hot dry period in July occurred, and then a very wet autumn with significant rainfall during October.

During the 2025 monitoring period, the areas with the greatest overall upward movement recorded April to June were at points 1 with +7.3mm and point 2 with 6.8mm, which are both the points closest to the tree. Then points 13 and 14 both had +6.5mm of upwards movement across the rear of the garage, and points 3 and 10 both with +5.5mm of upwards movement. 2025 was a very warm, dry year through much of spring and summer. The absence of rainfall and water uptake by the woodland trees is reflected in the significant downwards readings taken during August and October, with points 11 and 12 across the front of the garage having overall downwards movement of -16.8mm, and point 1 at the front corner of the bungalow nearest the oak tree at -16.7mm. Other high readings were at point 2 with -14.5mm, point 3 at -14.4mm are down the side of the bungalow nearest the woodland. Points 13 and 14 at -14.1mm across the rear of the garages are further away from the oak but are still two of the points nearest to the woodland. Compare these high readings with point 7 located furthest away from the oak and the wider woodland, which in 2023 and 2025 experienced no movement as each reading taken every 2 months remained the same and indicates soil moisture levels and point 7 were not influence by the woodland trees. Point 6 just a few metres closer to the woodland experienced very some minor movement of +0.3mm overall upward movement and -0.9mm downwards movement in 2023, and just +0.5mm upwards and -0.7mm downwards in 2025. These readings clearly show that the nearer the points are to the woodland and oak tree T1, the greater the fluctuations in soil moisture content affecting soil swelling and shrinking and property movement.

Trial Pit/Bore Hole Investigations, Soil & Roots Information

One TP/BH was excavated, which was located at the front right corner of the bungalow. Although it is not the nearest corner to the tree, it is the area of most property damage. Depth of foundations were established and found to be appropriate. The soil was found to be silty sand to a depth of 1.0m where it changed to a silty clay around the base and underside of the foundation. Numerous live roots were found at 0.0m to 1.2mbgl (below ground level), and also at 1.2m to 2.2m. No roots were encountered below 2.2m.

Root identification test results have identified the roots to be *Quercus* (oak) species or *Castanea* (chestnut) species. Since there are no chestnuts in the surrounding area the roots encountered in TP/BH1 must be oak.

The engineers report states in its Conclusion & Recommendations section that the soil analysis has determined the soil is a shrinkable clay soil of high plasticity. The Arboricultural Report that includes the data for the soil testing shows the Plasticity Chart for Casagrande Classification with the soil in the CL section, which is clay soil of low plasticity. The results of samples from BH1 give Plasticity Index readings of 16 and 14, and modified plasticity index readings of 16 and 13, which according to the

reference information on page 4 of 4 of the report places the samples in the low plasticity range (low potential for soil volume changes).

Geotechnical data shows roots are present to a depth of 2.2m which is below the foundations depth and will be having an impact on soil moisture content and soil shrinkage below and around the foundations.

Vegetation

In addition to the Eight Acre woodland containing the implicated oak tree T1, other vegetation shown on the submitted plan is a narrow shrub bed (SG1) across the front of the garden path, and a small conifer tree (T2) at its southerly end near the SW corner of the bungalow which has since been removed.

Arboricultural Report

The arboricultural report has identified the oak T1 as the tree most likely to be the cause of the subsidence due to clay soil shrinkage based on tree species, size, species profile, proximity to the building and location of property damage.

Oak trees are the species most implicated in property subsidence cases due to their deep roots which affect the levels of soil moisture content to a greater depth. Oaks are a high water demand species, and it being a large mature tree also has an impact on the amount of water take-up, and the amount of leaf coverage and transpiration when in leaf also increases water need e.g. a large tree of a low water demand species is likely to require more water than a small tree of a high water demand species. Where trees take up moisture from clay soils of high plasticity this leads to soil shrinkage and property movement in a downwards direction. Soil generally recovers during winter/wetter months which causes soil rehydration. As different areas of the building are affected to different extents by the tree roots, its water extraction, and seasonal drying, the various areas of soil around the building foundations shrink and swell at different rates and extents to cause differential movement of the building. Although there is a ditch between the tree and the affected property, the depth of oak roots means they could easily have grown to a depth below the ditch and spread towards the property.

According to NHBC Chapter 4.2, Table 3b, the zone of influence of high water demand trees on the soil moisture content is 1.25 x the trees mature size. The bungalow and garage is within 1.25 times the mature height of T1 so they are within the trees zone of influence. They are also within the zone of influence of other trees within the woodland, especially the garage which has a large mature oak in close proximity to it which is likely contributing to the movement of the garage and the rear left (NE) corner of the bungalow.

Repair Proposals

The engineers report mentions alternative steps to prevent further and progressive damage from occurring if tree removal is refused, and the associated costs that could be recovered from the Council through legal means, but does not provide any

proposals for the repair of the many internal and external cracks that have already occurred.

Conclusion

1st issue amenity value - the impact of the proposed works on the tree and on the appearance & character of the local area; (would the proposed work improve or enhance the appearance of the tree, &/or the character of the CA [if in a CA], or be detrimental to the tree/area);

Although the removal of the tree would be noticeable from the street, it would not leave a gap in the tree cover due to the many other trees in the woodland behind it. Most people would probably not notice it missing unless they had seen it being dismantled. Therefore, the removal of T1 oak would have little impact on visual amenity of the surrounding area.

Due to the low impact of the trees removal and the reasons for the trees removal, no replacement tree will be required.

2nd issue – sufficient reason and justification for the works;

The investigations show the oak tree T1 is significantly contributing to the soil shrinkage leading to foundation movement and property damage to the bungalow. The submitted evidence provides sufficient evidence to support the proposed work.

From the level monitoring results for the garage and the large differences in readings across the rear of the garage in relation to its distance from T1, I suspect a different tree within the woodland closer to the garage than T1 is the main cause of subsidence of the garage.

Recommendation

To issue Consent to Carry out Work - subject to the following conditions/for the following reasons:

1. Condition:

The works hereby approved shall be carried out once and within a period of 24 months from the date of consent. If repeated works are required or works are not carried out within 24 months from the date of this consent then a new application will be required.

Reason:

To ensure adequate control of the Tree Preservation Order, and in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Condition:

The works hereby granted consent shall be carried out in accordance with current British Standards, BS3998 Recommendations for Tree Work.

Reason:

To ensure works are carried out in a way which is not detrimental to the health and amenity of nearby trees, in accordance with the Central Lincolnshire Local Plan 2023 Policy S53.

Report prepared by: Carol Slingsby
Tree and Landscape Officer

Date: 20/03/2026

Delegated Decision

Signed:

A handwritten signature in blue ink, appearing to read 'C. Slingsby', is displayed within a light blue rectangular box.

Date: 20/03/2026

Authorising Officer
For Director of Planning and Regeneration