

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 Richard Craig

Councillor Paul Key

Councillor Glenn Puxty (C)

Councillor Michael Devine (sub)

Councillor Stephen Blogg

Councillor David Dobbie

Councillor James Plastow (VC)

Councillor Richard Thompson

Councillor Paul Hooton (sub)

NOTICE IS HEREBY GIVEN and **Members are summoned to attend** a meeting of the Planning Committee of the Council to be held on **Monday 14 September 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

PL27/050 Apologies for Absence

To note apologies for absence.

PL27/051 Declarations of Interest

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

PL27/052 Dispensation Requests

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

PL27/053 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, section 1(2), and to resolve accordingly.

PL27/054 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 18 August 2026.

Paper A (pages 4 to 9)

PL27/055 Planning Application

To consider planning application received.

[Application Ref No: WL/2026/00805 \(received 07/09/26\) - observations by 12/10/2026](#)

[Proposal: Listed building consent for proposed repair works to lucum structure](#)

[Location: Miller Court, Bridge Street, Gainsborough](#)

PL27/056 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00293 GRANTED (Delegated)

Proposal: Listed building consent for conversion of existing office space to 1no. residential apartment including external alterations.

Location: 33 Market Street, Gainsborough

Paper B (pages 10 to 21)

PL27/057 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00585 GRANTED (Delegated)

Proposal: Planning application for single storey rear extension.

Location: Thonock View, Morton Front, Gainsborough

Paper C (pages 22 to 36)

PL27/058 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00688 GRANTED (Delegated)

Proposal: Planning application for installation of defibrillator and bleed kit cabinets.

Location: 24 Market Place, Gainsborough

Paper D (pages 37 to 51)

PL27/059 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00633 GRANTED (Delegated)

Proposal: Planning application to erect two storey side extension.

Location: 37 Becket Avenue, Gainsborough

Paper E (pages 52 to 64)

PL27/060 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00658 GRANTED (Delegated)

Proposal: Planning application for change of use of flat to podiatry practice.

Location: 17 Morley Street, Gainsborough

Paper F (pages 65 to 81)

PL27/061 Decision Notice

To note decision notice received.

Application Ref No: WL/2026/00677 GRANTED (Delegated)

Proposal: Planning application for extension of dropped kerb.

Location: 174 Lea Road, Gainsborough

Paper G (pages 82 to 97)

PL27/062 Street Naming Requests

To consider any street naming requests received.

PL27/063 Tree Preservation Orders

To consider any Tree Preservation Orders received.

PL27/064 Items for Notification

To receive items for notification and to note any items for inclusion on a future agenda (information only).

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

PL27/065 Time and Date of Next Meeting

To note that the next meeting of the Planning Committee is scheduled for Tuesday 20 October 2026 at 6:30pm.

Rachel Allbones
Town Clerk
Richmond House
Gainsborough

Wednesday, 09 September 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 18 August 2026** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present:

Councillor Glenn Puxty (Chair)	
Councillor Mark Binns	Councillor Stephen Blogg
Councillor Richard Craig	Councillor David Dobbie
Councillor James Plastow	Councillor Richard Thompson

In Attendance:
Natasha Gardener Assistant Clerk

Also Present: 1 member of the public.

PL27/022 Apologies for Absence

Apologies for absence were received from Councillor P Key.

PL27/023 Declarations of Interest

Councillor Binns declared a personal interest in PL27/033 as he knows the applicant.

PL27/024 Dispensation Requests

No dispensation requests were received.

PL27/025 Items for Exclusion of Public and Press

No items for exclusion of public and press.

PL27/026 Minutes of the Previous Meeting

RESOLVED: That the minutes of the Planning Committee meeting held on Tuesday 19 May 2026 be approved as a true and accurate record and signed by the Chair.

PL27/027 Planning Application

[Application Ref No: WL/2026/00633 \(received 15/07/26\) - observations by 17/08/2026](#)

[Proposal: Planning application to erect two storey side extension.](#)

[Location: 37 Beckett Avenue, Gainsborough](#)

RESOLVED: To support the application.

PL27/028 Planning Application

[Application Ref No: WL/2026/00658 \(received 22/07/26\) - observations by 24/08/2026](#)

[Proposal: Planning application for change of use of flat to podiatry practice.](#)

[Location: 17 Morley Street, Gainsborough](#)

RESOLVED: To support the application.

PL27/029 Planning Application

[Application Ref No: WL/2026/00677 \(received 28/07/26\) - observations by 31/08/2026](#)

[Proposal: Planning application for extension of dropped kerb.](#)

[Location: 174 Lea Road, Gainsborough](#)

RESOLVED: To support the application.

PL27/030 Planning Application

[Application Ref No: WL/2026/00688 \(received 30/07/26\) - observations by 31/08/2026](#)

[Proposal: Planning application for installation of defibrillator and bleed kit cabinets.](#)

[Location: 24 Market Place, Gainsborough](#)

RESOLVED: To support the application, part of wider improvements in the town, as it helps to support the night time economy in the town.

PL27/031 Planning Application

[Application Ref No: WL/2026/00711 \(received 06/08/26\) - observations by 07/09/2026](#)

[Proposal: Planning application for alterations to front elevation including render, installation of French door, and installation of disability ramp.](#)

[Location: 17 Trinity Street, Gainsborough](#)

RESOLVED: To raise concerns to the proposal as submitted, that the size and footprint of the proposed ramp would extend onto the footpath and would not be in keeping with the scale and design of the neighbouring property's steps. Members also suggested that alternative disability access via the rear of the property should be explored, noting that this had previously been used for accessible access.

PL27/032 Decision Notice

Application Ref No: WL/2026/00246 GRANTED (Delegated)

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

RESOLVED: To NOTE the decision notice.

PL27/033 Decision Notice

Application Ref No: WL/2025/00976 REFUSED (Delegated)

Proposal: Planning application for change of use to use from Class C3 (dwellinghouse) to C2 (Children's home).

Location: Rowen House, Summer Hill, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/034 Decision Notice

Application Ref No: WL/2026/00361 REFUSED (Delegated)

Proposal: Planning application to erect 2no. dwellings.

Location: Garages Adjacent to 60 Nelson Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/035 Decision Notice

Application Ref No: WL/2026/00341 GRANTED (Delegated)

Proposal: Planning application for dropped kerb and installation of automated vehicle gate.

Location: 2 Morton Terrace, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/036 Decision Notice

Application Ref No: WL/2026/00392 GRANTED (Delegated)

Proposal: Planning application for formation of new vehicle access with associated fencing, barrier and security gate.

Location: Land to North of AB Mauri Maltings Premises, Primrose Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/037 Decision Notice

Application Ref No: WL/2026/00382 GRANTED (Delegated)

Proposal: Planning application for alterations and extensions, including reduction in total residential units from four dwellinghouses, being two 2-bedroom dwellinghouses and two 3-bedroom dwellinghouses, to three 3-bedroom dwellinghouses, replacement rear extension, new dormer window, installation of solar panels and boundary fencing, replacement windows, roof and façade works

Location: 25-29A Spring Gardens, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/038 Decision Notice

Application Ref No: WL/2026/00427 GRANTED (Delegated)

Proposal: Planning application for change of use from class E shop to sui generis takeaway shop.

Location: 4A Church Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/039 Decision Notice

Application Ref No: WL/2026/00436 GRANTED IN PART (Delegated)

Proposal: T1 - Oak - Reduce height by 3.5m and a radial reduction of 1.5m.

Reduce any lower branches to give at least a 1m clearance of the property. T2 - Oak - Reduce height by 3.5m and a radial reduction of 1.5m, reduce any overhang to the property. Reduce the weight and sail from the canopy. T16 and T12 of Tree Preservation Order Gainsborough 1955.

Location: 5 Mayflower Close, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/040 Decision Notice

Application Ref No: WL/2026/00606 REFUSED (Delegated)

Proposal: Application for a lawful development certificate for change of use of existing dwellinghouse (C3 Use) to Children's Care Home for 3no. Children (C2 Use)

Location: Rowen House, Summer Hill, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/041 Decision Notice

Application Ref No: WL/2026/00561 GRANTED (Delegated)

Proposal: Planning application to erect single storey rear extension.

Location: 12 Horsley Road, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/042 Decision Notice

Application Ref No: WL/2026/00554 GRANTED (Delegated)

Proposal: Advertisement consent for freestanding floor mounted Totem display.

Location: 15-17 Market Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/043 Decision Notice

Application Ref No: WL/2025/01164 GRANTED (Delegated)

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

Location: 4 Silver Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/044 Decision Notice

Application Ref No: WL/2025/01163 GRANTED (Committee)

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

Location: 4 Silver Street, Gainsborough

RESOLVED: To NOTE the decision notice.

PL27/045 Street Naming Requests

No street naming requests were received.

PL27/046 Tree Preservation Orders

No tree preservation orders were received.

PL27/047 LCC Traffic / Highway Request overview

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

PL27/048 Items for Notification

RESOLVED: To NOTE the items for notification to be included on future agendas:

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

Note: Councillor Plastow left the meeting at 7:06pm.

- iii. LRSP speed survey for Lea Road

PL27/049 Time and Date of Next Meeting

RESOLVED: To NOTE that the next meeting of the Planning Committee is scheduled for Tuesday 15 September 2026 at 6:30pm.

The meeting closed at 7:08pm

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

PAPER B

Listed Building Consent

Name and address of applicant

Uppal
33 Market Street
Gainsborough
DN21 2BE

Name and address of agent (if any)

Phase Architecture
James Hartley
67 St Johns Drive
Clarlborough
Retford
DN22 9NN

Part I – Particulars of application

Date of application

24/03/2026

Application no

WL/2026/00293

Particulars and location of development

Proposal: Listed building consent for conversion of existing office space to 1no. residential apartment including external alterations

Location: 33 Market Street, Gainsborough DN21 2BE

Part II – Particulars of decision

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

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

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

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

Conditions which apply or require matters to be agreed before the works commence:

2. Before work begins, drawings for the new or replacement windows and doors to a scale of 1:10, fully detailing the following;
 - Materials
 - Decorative/ protective finish
 - Cross sections for glazing bars
 - Sills and heads
 - Method of opening
 - Method of glazing
 - Colour scheme

Shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed completely in accordance with the approved details.

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

3. Before work begins, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority.

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

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

4. 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 PA -101 -A -B -GA -PP Rev B dated 06/07/26. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

5. Prior to any internal repairs or making good a method statement for these works shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be followed.

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

6. Prior to undertaking any works in relation to fire safety and building regulations, including fire doors full details are required for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

7. Prior to the installation of all new internal joinery and internal insulation, including materials, full details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include all:

- New and existing doors
- Frames
- Architrave
- Infills
- Surrounds
- Walls
- Insulation
- Wall finishes
- Any other means of enclosure

The development must be completed in strict accordance with the approved details.

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

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

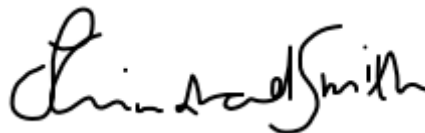
None.

Reasons for Granting Consent:

The proposal has been considered against the duty contained within section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In light of this assessment, the proposed works are considered acceptable as they would have no adverse impact on the character, appearance and fabric of this Listed Building and its setting.

Date: 20th August 2026

Signed:



Sally Grindrod-Smith
Director Planning, Regeneration and
Communities

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

Appeals to the Secretary of State

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

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

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

Officers Report

Planning Application No: WL/2026/00293

PROPOSAL: Listed building consent for conversion of existing office space to 1no. residential apartment including external alterations

LOCATION:

33 MARKET STREET

GAINSBOROUGH

DN21 2BE

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 19/05/2026 (Extension of time 20/8/26)

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant consent

Description and Proposal:

The site is located within Gainsborough Town Centre and the Primary Shopping Area. The site is designated as a Grade II Listed Building with Historic England's list description outlining the following:

Official List Entry:

2. Probably C18 origins. 2 storeys. Rendered with pantile roof with 2 dormers and wood eaves cornice. 2 and 1 windows without glazing bars. Moulded wood cases. No 31 has small C19 shop front with grooved pilasters. Modern shop front to No 33.

Nos 25 to 39 (odd) form a group, Nos 27 and 39 being of local interest.

The site is also located within the Gainsborough Britannia Conservation Area and is within close proximity to a number of other designated heritage assets forming part of a row of shops on Market Street.

The application seeks consent for internal and external changes to facilitate a change of use of the upper floors to 1.No flat.

Relevant Planning History

Reference	Proposal	Decision
WL/2025/01058	Planning application for façade renovation works including 2no. replacement windows and shop front.	Grant with conditions 30/01/2026
WL/2025/01059	Listed building consent for façade renovation works including 2no.	Grant with conditions 30/01/2026

Reference	Proposal	Decision
WL/2026/00292	replacement windows and shop front. Planning application and Listed Building Consent for the conversion of existing office space to 1no. residential apartment.	Planning committee

2. Representations

Representations to original plans:

Chairman/Ward member(s): None received

Gainsborough Town Council: Resolved to support

Local residents: None received

LCC Highways and Lead Local Flood Authority: No objections

LCC Archaeology: No archaeological input required

Conservation Officer: The Heritage Statement (HS) is limited in information with no mention of the internal alterations. The limited assessment, identified impacts, and justification of the proposed alterations. The application does not meet parts a-c of Policy S57. The proposal seeks to remove the ground and first floor original stairways, introducing a new rear stairwell and inverting the stairs from the first to the second floor. In turn the second floor must be altered to enable further access for the new stair entry. The internal walls to the stairs are also to be removed to expand a new staircase. The justification discussed on site for the move of the stairs was to enable a staff toilet and increase retail space. A staff toilet can be adapted to the rear of the property to enable a staff toilet of which is proposed to be lost from the retail area in the proposal. There is evidence of this being an outhouse previously, so this is more suitable with less impact for drainage. The separation of retail and living space can be produced through a vestibule being linked from the rear entrance to the stairwell with minimal alteration being required. Overall, the proposal will result in less than substantial harm. Under Policy S57 this harm must be outweighed against the public benefit or optimum viable use. There is no public benefit for this application as there is no increase of retail space due to this work. It has been noted that the upper floors can be converted with minimal alteration to protect the historic fabric so an optimum viable use can be achieved without the harm. Therefore, I must object to this application as the proposal does not meet policy S57.

Representations to amended plans:

Chairman/Ward member(s): None received

Town Council: None received

Local residents: None received

LCC Highways and Lead Local Flood Authority: None received

LCC Archaeology: None received

Conservation Officer: 'The Heritage Statement (HS) is limited in information with no mention of the internal alterations. The limited assessment, identified impacts, and justification of the proposed alterations.

The proposal is for the addition of a vestibule to separate the ground floor retail unit with the residential use on the first and second floors.

The proposal will have minimal impact upon existing form of the building whilst enabling a long-term viable use to the first and second floor. The ground floor has had a full modern intervention with no historic or architectural features to protect with the additional feature.

The proposal will be supported by Policy S57 as it protects and conserves the listed building. Therefore, I have no objections subject to the following conditions.....'

Date Checked: 23/7/26

Relevant Legislation and Planning Policies:

National Policy

National Planning Policy Framework

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

National Planning Practice Guidance

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

The National Planning Policy Framework requires Local Planning Authorities to assess the significance of the heritage assets involved and the likely impact of the development on them.

Other Legislation

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

Main Considerations:

- Principle of the Development
- Impact on the Listed Building (Does the proposed works preserve the special architectural and historic interest of the Listed Building).

Assessment:**Principle of the Development:**

Any decisions relating to listed buildings and their setting must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 16).

S16(2) - In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Impact on the Listed Building:

The application site is located within Gainsborough Town Centre. Gainsborough is defined as a 'Main Town' within Policy S1 of the CLLP. The works comprise of external and internal alterations to the existing building, the main considerations in this case are the impacts on the host building, a Grade II Listed Building, as well as the nearby designated heritage assets comprising of other nearby listed buildings and the Gainsborough Town Centre Conservation Area.

Section 16 (2) of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application seeks Listed Building Consent for the addition of a vestibule to separate the ground floor retail unit with the residential use on the first and second floors. The conservation officer has stated that, following the submission of amended plans, that *'the proposal will have minimal impact upon existing form of the building whilst enabling a long-term viable use to the first and second floor. The ground floor has had a full modern intervention with no historic or architectural features to protect with the additional feature. The proposal will be supported by Policy S57 as it protects and conserves the listed building.'*

The Council's Conservation Officer has requested a number of conditions, which will be added to the consent.

It is therefore considered that the proposal would preserve the setting and architectural significance of 33 Market Street in accordance with Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion and reason for decision:

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

In light of this assessment, the proposed works are considered acceptable as they would have no adverse impact on the character, appearance and fabric of this Listed Building and its setting.

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

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

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

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

2. Before work begins, drawings for the new or replacement windows and doors to a scale of 1:10, fully detailing the following;

- Materials
- Decorative/ protective finish
- Cross sections for glazing bars
- Sills and heads
- Method of opening
- Method of glazing
- Colour scheme

Shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed completely in accordance with the approved details.

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

3. Before work begins, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority.

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

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

3. 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 PA -101 -A -B -GA -PP Rev B dated 06/07/26. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

5. Prior to any internal repairs or making good a method statement for these works shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be followed .

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

6. Prior to undertaking any works in relation to fire safety and building regulations, including fire doors full details are required for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

7. Prior to the installation of all new internal joinery and internal insulation, including materials, full details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include all:

- New and existing doors
- Frames
- Architrave
- Infills
- Surrounds
- Walls
- Insulation
- Wall finishes
- Any other means of enclosure

The development must be completed in strict accordance with the approved details.

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

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

None.

Human Rights Implications:

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

Legal Implications:

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

Decision Level: Delegated

Prepared by: Vicky Maplethorpe **Date:** 23/07/2026

Signed: V.Maplethorpe

Authorising Officer: D Peck **Date:** 24/07/2026

PAPER C

Planning Permission

Name and address of applicant

B Hutchinson
THONOCK VIEW
MORTON FRONT
GAINSBOROUGH
DN21 3AD

Name and address of agent (if any)

John Loom
Taylor Loom Consultants Ltd
THE CONSULTING ROOMS
29 GROVE COACH ROAD
RETFORD
DN22 7HG

Part One – Particulars of application

Date of application:
29/06/2026

Application number:
WL/2026/00585

Particulars and location of development:

Planning application for single storey rear extension.

Thonock View, Morton Front, Gainsborough, DN21 3AD.

Part Two – Particulars of decision

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

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

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

Reason:

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

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

None.

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

2. The proposed rear extension must be constructed from the materials as listed on the application form.

Reason:

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

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

- *Proposed Block Plan* submitted 29/06/2026
- TLC/26/114/03 dated June 2026 – *Proposed Stage Proposal*

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

Reason:

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

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

None.

Informatives:

1. LCC Archaeology:

Should anything of archaeological interest be uncovered during the course of development, we recommend that you contact Lincolnshire County Council Archaeology Department at the following telephone number or email address:

01522 782070

lincssmr@lincolnshire.gov.uk

2. Reasons for Granting Permission:

The application has been considered against Policies S6 Design Principles for Efficient Buildings, S13 Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gain of the Central Lincolnshire Local Plan and policy NPP 6 contained in the Gainsborough Neighbourhood Plan.

Consideration has also been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

It is considered that the proposed development accords with all relevant policy and guidance contained within the Central Lincolnshire Local Plan and all other relevant policy. The proposal is of an appropriate design and form as to reflect the character of both the host dwelling and that of the surrounding area. The proposal would not impact parking nor access arrangements on site and would not cause a harmful impact on the setting of the nearby Grade II* Listed Building. The development would not result in detrimental harm to the amenity value of either the application site nor that of neighbouring properties.

3. Building Control:

You may require building regulations for this development. You are advised to contact them on the following telephone number: 01427 676672.

4. Working Practise 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. Amendments to plans have been requested and received to respond to amenity concerns.

Notes to the Applicant

Community Infrastructure Levy

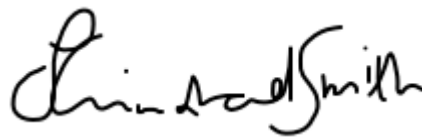
Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge.

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

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

Date: 14/08/2026

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.
- As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals 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 676 676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2026/00585

PROPOSAL: Planning application for single storey rear extension.

LOCATION: Thonock View, Morton Front, Gainsborough, DN21 3AD

WARD: GAINSBOROUGH NORTH

APPLICANT NAME: B Hutchinson

TARGET DECISION DATE: 24/08/2026

CASE OFFICER: Adam Wintein

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site is located on Morton View within the developed footprint of Gainsborough. The site is host to a modern two-storey detached dwelling. The property is directly neighboured by two adjacent neighbours. Both of these adjacent properties are located to the west of the site. One neighbour is host to a two-storey detached dwelling (The Vicarage, Morton Front). The second adjacent neighbour is the Grade II* listed St Paul's Church. A public footpath runs along the south-eastern boundary of the property. Approximately 25 metres to the south-east lies a building associated with St Barnabas Hospice. Approximately 25 metres to the south of the site lies the first in a terrace of bungalows accessed via Woodland Avenue and associated with Princess Diana Court.

The south-eastern boundary of the property is delineated with timber fencing. This fencing is approximately 2 metres in height, increasing to approximately 3 metres in height where the adjacent footpath approaches the host dwelling from the south, and then reducing back down to approximately 2 metres as the footpath reaches Front Street. The remaining boundaries that enclose the rear garden space of the property are demarcated with timber fencing of approximately 2 metres in height.

The application seeks permission for the erection of a single storey rear extension.

Relevant Planning History		
Reference	Proposal	Decision
120190	Planning Application to erect a detached house and garage.	Granted time limit plus conditions
121438	Planning Application to erect new dwelling	Granted time limit plus conditions

Relevant Planning Constraints:
The application site is located within 50m of a known source of contamination (Medium Risk)

Representations:	
Ward Members:	No comments received.
Parish Council:	No comments received.
Local Residents:	No comments received.
LCC Highways / Lead Local Flood Authority:	Comment received: <i>'This proposal is for a single storey rear extension and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety'.</i>
LCC Archaeology:	Comment received: <i>'The site may hold archaeological potential relating to the proximity to St Pauls Church and vicarage; furthermore given many historic burial grounds extend beyond their current demarcation and so there is potential to encounter human remains on the site ... If the proposed development were to go ahead, we consider there to be potential for archaeological remains, and human remains, to be encountered based on the location of the works in relation to known archaeology. As such we would recommend a scheme of archaeological monitoring and recording (watching brief) be undertaken on all ground and enabling works reducing the soil level below its existing point...'</i>
WLDC Conservation Officer:	Comment received: <i>'No objections'.</i>

Historic England:	Comment received: <i>'In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers'.</i>
System Checked:	14/08/2026

Relevant Planning Policies:	
National Guidance / Legislation	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Model Design Code 2021 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Listed Building Legal Duty - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S56 Development on Land Affected by Contamination S57 The Historic Environment S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Neighbourhood Plan (adopted June 2021) NPP 6 Ensuring High Quality Design

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes – The proposed rear extension is subordinate in height the existing dwelling. It is not considered inappropriate in terms of size, siting, height, scale, massing nor form.

Is the development appropriate for its context, respecting rhythm, plot widths and gaps between buildings? Does it contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness? Does it reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design which sympathetically complement or contrast with the local style?

Yes – The proposed rear extension would not unacceptably alter the relationship between the existing dwelling and its neighbours in terms of rhythm, plot widths nor gaps between buildings. Although the proposed development would protrude further from the rear elevation than the existing conservatory, it is not considered that this would amount to an unacceptable relationship concerning the building gap between the host dwelling and its nearest rear neighbour. Following development, the gap between the host dwelling and the St. Barnabas Hospice building would be approximately 25 metres.

Does it use high quality materials which reinforce or enhance local distinctiveness?

Yes – It is proposed that the rear extension match the existing dwelling in brick and slate roof finish. The flat-roofed section is proposed to be constructed of high-performance flat roof finish. This is not considered to be harmful to the character of the local area.

Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?

Yes – There are no landscape or boundary treatments proposed as part of this application.

Does it protect any important local views into, out of or through the site?

Yes – There are no important local views into, out of, or through the application site.

Does it retain existing natural and historic features where possible?

Yes – Development on the application site could have the potential to impact the setting of the nearby Grade II* Listed St Paul's Church. The Conservation Officer has confirmed that the proposed development would not significantly impact the setting of this nearby Grade II* Listed church.

Does the development result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, artificial light or glare? Does it result in adverse impacts through noise, odour, fumes, smoke, dust or other sources?

No – The proposed development would not introduce any significant new opportunities for overlooking from the application site into neighbouring properties. This is mainly due to the single-storey nature of the proposal. The rear extension would not significantly overshadow neighbouring properties and therefore it is considered that the proposal

would not cause unacceptable harm to the amenity value of neighbouring properties nor that of the host dwelling.

Does the development provide quality internal space and is the ratio of developed to undeveloped space within the plot acceptable? (garden area)

Yes – The development would provide quality internal space. The ratio of developed to undeveloped space within the plot would not be unacceptably altered by the proposed development.

Does the development include safe access and well considered parking?

Yes – The proposed development does not include changes to access nor parking on site.

Does the development consider opportunities to strengthen biodiversity and achieve wider goals for biodiversity net gain?

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

Other considerations:

Lincolnshire County Council Archaeology Comments

Lincolnshire County Council Archaeology have recommended that should this proposal be supported, any decision should be conditioned in order to require a scheme of archaeological monitoring and recording, an archaeological mitigation strategy (if required) and to ensure reporting and archiving (if required). This is due to the application site's proximity to the nearby churchyard, and the possibility of encountering human remains during groundworks.

Conditions imposed upon the granting of permission must accord with the '6 Tests' which are in place in accordance with guidance laid out within paragraph 55 of the NPPF. It is not considered that applying these conditions would be reasonable in accordance with the 6 tests in this case both due to the minor nature of the proposed householder development, and when comparing the scale of the proposed development with that which would be permitted under the General Permitted Development (England) Order 2015 (as amended).

Furthermore, when invited to comment on the original application for the dwelling on site (reference number 121438), it was determined by LCC Archaeology that no such scheme or mitigation would be required.

Please see the informative comment that will be included as part of the decision notice and at the bottom of this recommendation that outlines what should be done in the event that anything of Archaeological interest be uncovered during the course of the proposed development.

Policies S6 and S13
Energy Efficiency Policies S6 and S13 encourages applicants to consider all opportunities to improve the energy efficient of the building.
Policy S56: Development on Land Affected by Contamination
Policy S56 of the Central Lincolnshire Local Plan states that development proposals must take into account the potential environmental impacts arising from the development itself. Due to the minor nature of the proposal and distance from the nearest known contaminated site, it is considered that the proposed development is unlikely to pose significant contamination risks and therefore a contamination risk assessment is not considered to be required.
Gainsborough Neighbourhood Plan
Policy NPP 6 of the Gainsborough Neighbourhood Plan emphasises the importance that development proposals should be of a high design quality that will contribute to the character of the parish. It is considered that the development proposal adequately reflects the character of its surrounding area and host dwelling and therefore is in accordance with this policy.
Conclusion and reasons for decision:
The application has been considered against Policies S6 Design Principles for Efficient Buildings, S13 Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gain of the Central Lincolnshire Local Plan and policy NPP 6 contained in the Gainsborough Neighbourhood Plan. Consideration has also been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as all other material considerations, including guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code. In light of this assessment it is considered that the proposed development accords with all relevant policy and guidance contained within the Central Lincolnshire Local Plan and all other relevant policy. The proposal is of an appropriate design and form as to reflect the character of both the host dwelling and that of the surrounding area. The proposal would not impact parking nor access arrangements on site and would not cause a harmful impact on the setting of the nearby Grade II* Listed Building. The development would not result in detrimental harm to the amenity value of either the application site nor that of neighbouring properties.

Decision Level: Delegated

Conditions:

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

Reason:

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

2. The proposed rear extension must be constructed from the materials as listed on the application form.

Reason:

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

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

- *Proposed Block Plan* submitted 29/06/2026
- TLC/26/114/03 dated June 2026 – *Proposed Stage Proposal*

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

Reason:

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

Notes to Applicant:**LCC Archaeology:**

Should anything of archaeological interest be uncovered during the course of development, we recommend that you contact Lincolnshire County Council Archaeology Department at the following telephone number or email address:

01522 782070

lincssmr@lincolnshire.gov.uk

Human Rights Implications:

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

Legal Implications:

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

Prepared by: Adam Wintein

Date: 14/08/2026

Authorising Officer: D Peck

Date: 14/08/2026

PAPER D

Planning Permission

Name and address of applicant

Nationwide Building Society
24 MARKET PLACE
GAINSBOROUGH
DN21 2EU

Name and address of agent (if any)

Kirsten Chapman
A&Q Partnership (London) Ltd
HAMILTON HOUSE
NANTILLO STREET
POUNDBURY
DORCHESTER
DT1 3WN

Part One – Particulars of application

Date of application:
08/07/2026

Application number:
WL/2026/00688

Particulars and location of development:

Proposal: Planning application for installation of defibrillator and bleed kit cabinets.

Location:

24 MARKET PLACE
GAINSBOROUGH
DN21 2EU

Part Two – Particulars of decision

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

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

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

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

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

None.

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

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

- Site Location Plan dated 1st July 2026
- PR.01.E1 – Proposed Front Elevation dated 24th June 2026.

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

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

3. The proposed development must be constructed from the specification 'St Johns Ambulance Defibrillator and Bleed Cabinet Details' received 1st July 2026.

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

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

None.

Reasons for granting permission

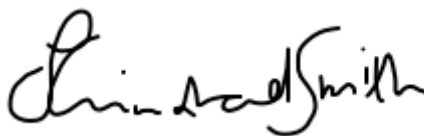
The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, S53 Design and Amenity, S54 Health and Wellbeing, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023 in the first instance as well as NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre contained within the Gainsborough Town Neighbourhood Plan.

Furthermore, consideration has been given to guidance contained within the Lincolnshire Minerals and Waste Plan, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. The proposal has been assessed in accordance with the Development Plan, the local policies of which are considered to all be consistent with the NPPF (August 2026), when having regard to the nature of the development proposed.

In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and would not harm the character and appearance of the street-scene or the dwelling, or have an unacceptable impact on the living conditions of the residents of neighbouring properties. The proposal would preserve the significance and setting of the nearby listed buildings and would also preserve the character and appearance of the Conservation Area.

Date: 02/09/2026

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.
- 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/2026/00688

PROPOSAL: Planning application for installation of defibrillator and bleed kit cabinets.

LOCATION:

24 MARKET PLACE
GAINSBOROUGH
DN21 2EU

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 02/09/2026

CASE OFFICER: James Newton

Recommended Decision: Grant permission, subject to conditions

Site Description and Proposal:

The application site is located on Market Place, within the town centre of Gainsborough. The application building is the current Nationwide. The site is located within the Gainsborough Town Conservation Area and within the setting of several listed buildings, most notably 22 and 26 Market Place.

The application seeks planning permission to install a Defibrillator and Bleed Kit Cabinets.

Relevant Planning History

Reference	Proposal	Decision
139529	Planning application for refurbishment and update of existing shopfront including the replacement of existing external ATM, new signage to include new fascia, new projecting sign and new ATM surround.	Granted with conditions 25/07/2019
147737	Advertisement consent to display 1no. replacement illuminated projecting sign, 1no. replacement illuminated fascia sign & 1no. illuminated ATM surround.	Granted time limit plus conditions

Representations

Chairman/Ward members:

No representations received.

Gainsborough Town Council:

To support the application, part of wider improvements in the town, as it helps to support the night-time economy in the town.

Local residents:

No representations received.

LCC Highways and Lead Local Flood Authority:

No objections –

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

Comments: The proposal is for installation of defibrillator and bleed kit cabinets and it does not have an unacceptable impact on the Public Highway.’

LCC Archaeology:

No archaeological input is required for the scheme as proposed. We would defer to the Conservation Officer on matters of setting.

Conservation Officer:

No objections

Date Checked: 26th August 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 Town Neighbourhood Plan (adopted June 2021).

Development Plan

● **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S37 Gainsborough Town Centre and Primary Shopping Area

S53 Design and Amenity
S54 Health and Wellbeing
S57 The Historic Environment
S61 Biodiversity Opportunity and Delivering Measurable Net Gains

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

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

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

Relevant policies of the NP include:

NPP1 Sustainable Development
NPP6 Ensuring High Quality Design
NPP7 Ensuring High Quality Design in each Character Area
NPP18 Protecting and Enhancing Heritage Assets
NPP19 Improving the Vitality of the Town Centre

TCA06: Gainsborough Town Centre

- **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)

National policy & guidance (Material Consideration)

National Planning Policy Framework (August 2026)

The latest version of the National Planning Policy Framework (NPPF) was published in August 2026. It is a material consideration which the Government considers is of "*critical importance*" (paragraph 1).

It states "*the national decision-making policies should.. be read as a whole (including relevant footnotes and annexes)*" (paragraph 7), and that "*the plan-making policies should not be used when making decisions on development proposals*" (paragraph 8).

Annex A (paragraph 2) sets out that for the purposes of decision-making *"Development Plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework"*.

The following national decision-making policies are considered to be particularly relevant to this application:

S3 - Presumption in favour of sustainable development

S4 - Principle of Development within settlements

TC2 – Development in Town Centres

HC4 – Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

HE5 - Assessing effects on heritage assets

HE6 – Proposals affecting designated heritage assets

HE9 – Conservation Areas

M6 – Safeguarding mineral resources and infrastructure through decision-making

L2 - Making effective use of land

DP3: Key principles for well-designed places

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Other:

LB Legal Duty

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

CA Legal Duty

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

Main Considerations:

- Principle of development:
- Visual Impact
- The Historic Environment
- Residential Amenity
- Biodiversity Net Gain
- Other Matters

Assessment:

Principle of the Development:

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

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

In addition, Policy S54 states:

'The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities.'

The development proposes to install a defibrillator and bleed kit cabinet on the external front (east) elevation. The proposed development would provide a public emergency kit within an existing town centre use. The principle of the development is acceptable subject to satisfying all other material planning considerations. The main considerations in this application are the impacts upon highway safety, character of the area including the Historic Environment, Visual Impact, Residential Amenity and Biodiversity Net Gain. These are assessed and considered in the following report.

Visual Impact

Local Plan Policy S53 states that *'all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area. It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme.'*

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

The proposal seeks to install a Defibrillator and Bleed Kit cabinet onto the front (eastern) elevation of the building. The existing elevation consists of Nationwide advertising signage and a cash ATM with marble render. The defibrillator would be located to the left of the entrance door, within the Bleed Kit Cabinet to the right of the ATM. The design of these are of a typical style.

The proposal would be best suited within the town centre designation in which the building is located. Given the location of the proposal in relation to the street scene, and the standard design of the Defibrillator and Bleed Kit Cabinet, it is considered that the development would accord with policy S53 of the CLLP and Policy NNP1 of the Gainsborough Neighbourhood Plan as well as provisions of the NPPF.

Local Policy S57 is considered to be consistent with the purpose of DMNP Policy DP3.

The Historic Environment

The application is located within Gainsborough Town Conservation Area and within the setting of several listed buildings, most notably 22 and 26 Market Place, adjoined either side to the host building.

Section 66 of the Act outlines a statutory obligation that the Local Planning Authority should have special regard for preserving and enhancing the setting and special architectural and historic significance of Listed Buildings.

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

Under Section 72 Planning (Listed Building & Conservation Areas) act 1990, the local planning authority is required to pay 'special attention' to the desirability of preserving or enhancing the conservation area. As a result, all development should preserve or enhance the character and appearance of the conservation area through careful design considering the scale, height, massing, alignment and use of appropriate materials.

This is reflected within Policy S57 of the Local Plan.

Policy NPP18 of the Gainsborough Town Neighbourhood Plan states '*development located within any of the three Conservation Areas or their settings must demonstrate that any public benefits should on balance out way harm to the heritage value of these heritage assets*'

NPPF Policy H9 (1) states *'Development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible.'*

The WLDC Conservation Officer has been consulted and has raised no objection to the proposal.

Given the modest scale and sympathetic appearance, the proposal would preserve both the significance and setting of the nearby Grade II listed buildings within close proximity of the proposal. The proposal would also preserve the character and appearance of the Conservation Area. It is also considered the health and wellbeing benefits of the proposal as well as the reversible nature of the installation would outweigh any minor harm the proposal may cause.

Overall the proposal will have a neutral to positive impact on the historic environment. It preserves local character, safeguards the significance of heritage assets and is consistent with the heritage objectives of Policy S57 of the CLLP, Gainsborough Town NP Policy NPP18, DMNP Policies HE4, HE6, and HE9 of the NPPF (August 2026), and Section 66 of the act.

Local Policy S57 is considered to be consistent with the purpose of DMNP Policies HE4, HE6 and HE9.

Residential Amenity

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

It is considered there would be no amenity concerns given the nature of the proposal.

Local Policy S53 is considered to be consistent with the purpose of DMNP Policy L2 of the NPPF (August 2026).

Biodiversity Net Gain

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

Policy S61 requires that development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase

and ongoing site management. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

Given the scale of the proposed development, the proposal would appear to be exempt under the 'de minimis' exemption through the following paragraph: If a development impacts less than 25 square meters of non-priority habitat but 5m or more of non priority linear habitat is negatively impacted, or vice-versa, then the exemption will not apply and all habitats will be subject to BNG.

Other matters:

Minerals Safeguarding

Policy M11 set out exemptions which includes alterations to existing buildings and for the change of use of existing developments, unless intensifying activity on site. It is therefore considered this application is exempt from the policy given the nature of the works proposed as a minor alteration to an existing building within the established Town Centre.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S37 Gainsborough Town Centre and Primary Shopping Area, S53 Design and Amenity, S54 Health and Wellbeing, S57 The Historic Environment and S61 Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan 2023 in the first instance as well as NPP1 Sustainable Development, NPP6 Ensuring High Quality Design, NPP7 Ensuring High Quality Design in each Character Area, NPP18 Protecting and Enhancing Heritage Assets and NPP19 Improving the Vitality of the Town Centre contained within the Gainsborough Town Neighbourhood Plan.

Furthermore, consideration has been given to guidance contained within the Lincolnshire Minerals and Waste Plan, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received. The proposal has been assessed in accordance with the Development Plan, the local policies of which are considered to all be consistent with the NPPF (August 2026), when having regard to the nature of the development proposed.

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

buildings and would also preserve the character and appearance of the Conservation Area.

Decision Level: Delegated

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
 - Site Location Plan dated 1st July 2026
 - PR.01.E1 – Proposed Front Elevation dated 24th June 2026.

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

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

3. The proposed development must be constructed from the specification 'St Johns Ambulance Defibrillator and Bleed Cabinet Details' received 1st July 2026.

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

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

None

Human Rights Implications:

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

Legal Implications:

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

Prepared by: James Newton

Date : 2nd September 2026

Authorising Office: Owen Toop **Date:** 2nd September 2026

PAPER E

Planning Permission

Name and address of applicant

A. Russell
37 BECKETT AVENUE
GAINSBOROUGH
DN21 1EL

Name and address of agent (if any)

KEIR TAYLOR
Keir Architecture Ltd
TANGLEWEED
CROXTON
NR ULCEBY
ENGLAND
DN39 6YD

Part One – Particulars of application

Date of application:

13/07/2026

Application number:

WL/2026/00633

Particulars and location of development:

Planning application to erect two storey side extension.

37 BECKETT AVENUE, GAINSBOROUGH, DN21 1EL

Part Two – Particulars of decision

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

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

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

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

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

None

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 202511-04 Rev A and 202511-05 Rev A dated 20.06.26. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

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

None

Informatives:

Reducing Energy Consumption in Existing Buildings Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below: 'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).' The applicant is therefore encouraged to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal. Please see the link below:
<https://knowledge.bsigroup.com/products/retrofitting-dwellings-for-improved-energy-efficiency-specification-and-guidance-1/>

Notes to the Applicant

Community Infrastructure Levy

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

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

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

Reasons for granting permission

The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Gainsborough Town Neighbourhood Plan. Consideration has also been given to all other material considerations, including the National Decision-Making policies of the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

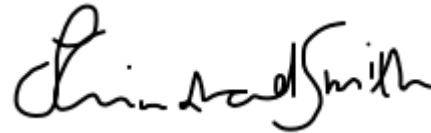
In light of this assessment, it is considered that the proposal would not cause harm to the character and appearance of the street-scene or host dwelling, nor have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Working Practice Statement

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

Date: 27/08/2026

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.
- 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.
- As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals 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 676 676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2026/00633

PROPOSAL: Planning application to erect two storey side extension.

LOCATION: 37, BECKETT AVENUE, GAINSBOROUGH, DN21 1EL

WARD: GAINSBOROUGH NORTH

APPLICANT NAME: A. Russell

TARGET DECISION DATE: 07/09/2026

CASE OFFICER: Vicky Maplethorpe

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site comprises a semi detached dwelling located within Gainsborough.

The site is surrounded by other residential dwellings with no. 39, the other half of this pair of semis, to the south west of the site and detached garages to the west.

The application seeks permission to erect a two storey side extension following a refusal of planning permission last year for a two storey and single storey rear extension.

Relevant Planning History

Reference	Proposal	Decision
WL/2024/00908	Planning Application for Two Storey and additional single storey extensions to rear of semi-detached dwelling.	Refuse 17/01/2025

Relevant Planning Constraints:

Representations:

Chairman/Ward Member(s):	None received
Town Council/Meeting:	Support the application
Local Residents:	None received
LCC Highways/Lead Local Flood Authority:	No objections

LCC Archaeology:	No objections
System Checked:	26/8/26

Relevant Planning Policies:	
National Guidance/Legislation	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Model Design Code 2021 <i>National Planning Policy Framework (August 2026)</i> The latest version of the National Planning Policy Framework (NPPF) was published in August 2026. It is a material consideration which the Government considers is of "<i>critical importance</i>" (paragraph 1). It states "<i>the national decision-making policies should.. be read as a whole (including relevant footnotes and annexes)</i>" (paragraph 7), and that "<i>the plan-making policies should not be used when making decisions on development proposals</i>" (paragraph 8). Annex A (paragraph 2) sets out that for the purposes of decision-making "<i>Development Plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework</i>". The following national decision-making policies are considered to be particularly relevant to this application: S4 - Principle of development within settlements
Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S61 Biodiversity Opportunity and Delivering Measurable Net Gain
Neighbourhood Plan:	Gainsborough Neighbourhood Plan MADE 28th June 2021: NPP1 – Sustainable Development

	NPP 2 Protecting the Natural Environment and Enhancing Biodiversity NPP 6 Ensuring High Quality Design NPP 7 Ensuring High Quality Design in each Character Area – 3. Development proposals in TCA 02 Castle Hill and Gainsborough/Corringham
Other:	

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes.
Is the development appropriate for its context, respecting rhythm, plot widths and gaps between buildings? Does it contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness? Does it reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design which sympathetically complement or contrast with the local style?
Yes.
Does it use high quality materials which reinforce or enhance local distinctiveness?
Yes.
Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?
Yes.
Does it protect any important local views into, out of or through the site?
Yes.
Does it retain existing natural and historic features where possible?
Yes.
Does the development result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, artificial light or glare? Does it result in adverse impacts through noise, odour, fumes, smoke, dust or other sources?
No.
Does the development provide quality internal space and is the ratio of developed to undeveloped space within the plot acceptable? (garden area)
Yes.
Does the development include safe access and well considered parking?
Yes.
Does the development consider opportunities to strengthen biodiversity and achieve wider goals for biodiversity net gain?

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

Other considerations:

Energy Efficiency Policies S6 and S13 encourages applicants to consider all opportunities to improve the energy efficient of the building.

Given the size and scale of the proposal it is not considered reasonable to request an energy statement.

However, Policy S13 encourages the improvement of energy efficiency as stated below:

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

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

Conclusion and reasons for decision:

The application has been considered against Policies S6: Design Principles for Efficient Buildings, S13: Reducing Energy Consumption in Existing Buildings, S53: Design and Amenity and S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and policies contained in the Gainsborough Town Neighbourhood Plan. Consideration has also been given to all other material considerations, including the National Decision-Making policies of the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Model Design Code.

In light of this assessment, it is considered that the proposal would not cause harm to the character and appearance of the street-scene or host dwelling, nor have an unacceptable impact on the living conditions of the residents of neighbouring properties.

Decision Level: Delegated

Conditions:

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

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

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

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

None.

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

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 202511-04 Rev A and 202511-05 Rev A dated 20.06.26. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

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

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

None

Informatives:

Reducing Energy Consumption in Existing Buildings Policy S13 of the Central Lincolnshire Local Plan encourages the improvement of energy efficiency as stated below: 'For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended).' The applicant is therefore encouraged to use PAS 2035:2019 Specifications and Guidance (or any superseding guidance) for this proposal. Please see the link below:
<https://knowledge.bsigroup.com/products/retrofitting-dwellings-for-improved-energy-efficiency-specification-and-guidance-1/>

Human Rights Implications:

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

objectors right to respect for his private and family life, his home and his correspondence.

Legal Implications:

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

Prepared by: Vicky Maplethorpe

Date: 26/08/2026

Authorising Officer: Owen Toop

Date: 26/08/2026

PAPER F

Planning Permission

Name and address of applicant

David Cartwright
17 MORLEY STREET
GAINSBOROUGH
DN21 2NF

Name and address of agent (if any)

Tony Pringle
MHA Architecture
BETHEL HALL
MORTON LANE
EAST MORTON
BD20 5UE

Part One – Particulars of application

Date of application:
17/07/2026

Application number:
WL/2026/00658

Particulars and location of development:

Proposal: Planning application for change of use of flat to podiatry practice.

Location:

17
MORLEY STREET
GAINSBOROUGH
DN21 2NF

Part Two – Particulars of decision

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

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

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

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

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

None.

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

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

Site Location Plan 005;

Proposed Floor Plans 002;

Proposed Use Floor Plans 004.

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

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

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

None.

Notes to the Applicant

Biodiversity Net Gain

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

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

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

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

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

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

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

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

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

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

Reasons for granting permission

The application has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity and S57 The Historic Environment of the Central Lincolnshire Local Plan and the policies within the Gainsborough Neighbourhood Plan as well as the provisions of the Statutory Duties in the first instance. Consideration has also been given to the policies of the NPPF 2026 and NPPG.

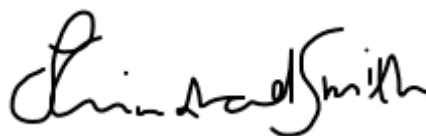
In light of this assessment the proposal is considered to be acceptable, being an expansion of an existing well-established business in a sustainable location. The proposal does not raise any amenity or heritage concerns.

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: 26/08/2026

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.
- 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/2026/00658

PROPOSAL: Planning application for change of use of flat to podiatry practice.

LOCATION:

17

MORLEY STREET

GAINSBOROUGH

DN21 2NF

WARD: GAINSBOROUGH SOUTH WEST

TARGET DECISION DATE: 11/09/2026

CASE OFFICER: Danielle Peck

Recommended Decision: Grant planning permission with conditions

Site Description: The application site comprises of an existing podiatry business with a first floor, one bedroom flat, in a two-storey building within Gainsborough. The site is adjoined by residential uses to the west and south, with other residential properties beyond the highway to the north.

The site is within the Gainsborough Town Conservation Area and is within the setting of the Gainsborough Old Hall, a Grade I Listed building, which lies to the east of the site. The site is also within Flood Zones 2 and 3 as defined by the Environment Agency's Flood Risk Maps for planning and is within a Sand and Gravel Minerals Safeguarding Area.

The Proposal: The application seeks planning permission for the change of use of the first floor flat to be used as additional space for the podiatry business that occupies the remainder of the building. No external alterations are proposed as part of the application. The internal alterations would provide a dedicated staff room, storage and additional office/ treatment room.

Relevant Planning History

Reference	Proposal	Decision
131321	Planning application for change of use of existing office into new podiatry practice, office and 1no. bedroom flat	Granted with conditions 25/07/2014

Representations

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

Gainsborough Town Council: Support the application.

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

LCC Highways and Lead Local Flood Authority: **No objections.** This proposal is for change of use of flat to podiatry practice and the access and parking arrangements remain unchanged. Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. Whilst it is possible that the development may result in more parking demand than these spaces, there is parking available on the highway in the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

LCC Archaeology: We have no archaeological input to offer. We note the site is within a Conservation Area, but that no external works are part of the application. The Conservation Officer may wish to offer a view if they have not already.

Historic England: Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

WLDC Conservation Officer- Verbal comments: No objections to the proposal.

Date Checked: 24/08/2026

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 (2021).

Development Plan

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

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S6 Design Principles for Efficient Buildings
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity

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

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

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

Relevant policies of the NP include:

Policy NPP1: Sustainable Development

Policy NPP5: Protecting the Landscape Character

Policy NPP6: Ensuring High Quality Design

Policy NPP7: Ensuring High Quality Design in each Character Area

Policy 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)**

On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF). The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.

It therefore is a material consideration in the determination of this application.

It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, both the Central Lincolnshire Local Plan and the Gainsborough Town Neighbourhood Plan), unless material considerations indicate otherwise.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework

The revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan.

The following policies are particularly relevant:

F4: Assessing flood risk for decision making

E2: Meeting the need for business land and premises

S3: Presumption in favour of sustainable development

HE5: Assessing effects on heritage assets

[National Planning Policy Framework.pdf](#)

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Draft Local Plan (Material Consideration)

NPPF Policy DM4 states that when preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:

- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).*

- **Draft Minerals and Waste Local Plan**

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

Latest Consultation on the Lincolnshire Minerals and Waste Local Plan:

Regulation 19- The latest round of consultation has recently closed (31/07/2026). The draft plan is now awaiting examination.

Relevant Draft Policy- Policy SM15: Safeguarding of Mineral Resources

The policy carries increasing weight.

Other:

Listed Building Legal Duty

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

Conservation Area Legal Duty

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

Main Considerations:

- Principle of Development and Flood Risk;
- Residential and Visual Amenity including Heritage;
- Highways and Parking;
- Other Matters.

Assessment:

Principle of the Development:

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

The application seeks permission for the change of use of an existing flat to be used as additional space for the podiatry business that occupies the remainder of 17 Morley Street. The application site is located within Gainsborough on the edge of the town centre designation. Gainsborough is defined as a Main Town (Tier 2) within policy S1 of the Central Lincolnshire Local Plan. Policy S1 states the following in relation to such settlements;

*“To maintain and enhance their roles as main towns, and to meet the objectives for regeneration, Sleaford and Gainsborough will, primarily via sites allocated in this Local Plan and any applicable neighbourhood plan, be the focus for substantial housing development **supported by appropriate levels of employment growth, retail growth and wider service provision (emphasis added).**”*

Policy E2: Meeting the need for business land and premises of the NPPF 2026 states;

“1. To support business growth, substantial weight should be given to:

a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area....”

It is considered that Policy S1 is consistent with NPPF policies E2 and S3 which support sustainable development and business growth.

It is considered that the proposal would accord to the principle of aims of Policy S1 of the CLLP and Policy E2 of the NPPF. Subject to an assessment of other relevant planning considerations.

Flood Risk- The site comprises of an existing building with the specific area to change use being at first floor level. The proposal would not introduce a more vulnerable use, no extensions are proposed and the development would not increase the risk of flooding to others. The proposal is acceptable in terms of flood risk.

Residential and Visual Amenity including Heritage

The site is within the Gainsborough Town Conservation Area and is within the setting of the Gainsborough Old Hall, a Grade I Listed building, which lies to the east of the site.

Sections 66 and 72 of the 'Act' place a legislative requirement on Local Planning Authorities to pay special attention to special regard to the desirability of preserving the building or its setting and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (Conservation Area). The duties are reflected in

Policy S57 of the CLLP which requires development proposals to be appropriately designed within Conservation Areas as well as ensuring that the setting of Conservation Areas and Listed Buildings are preserved through new development.

Policy S53 of the Local Plan states that development proposals will; *Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness; and reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style.*

In relation to residential amenity Policy S53 of the CLLP states that all development proposals will; *Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;*

The policies within the Gainsborough Town Neighbourhood Plan also seek to protect heritage assets, residential amenity and the character of the area.

The proposals are to only comprise of internal alterations. There are no residential or visual amenity concerns with the proposals. In addition to this, due to the nature of the proposals they would also preserve the setting of the nearby listed buildings and the character and appearance of the Gainsborough Conservation Area.

Overall, the proposal would accord to the provisions of policies S53, and S57 of the Central Lincolnshire Local Plan and the Statutory Duties contained within Sections 66 and 72 of the 'Act'.

Highways and Parking

Policy S47 of the CLLP states that; *Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.*

Policy S49 of the CLLP relates to parking provision and states that; *All other types of development should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.*

Parking and access would remain as it is at present. The proposals would increase the number of treatment rooms by one.

There would be no alterations to the existing parking arrangements through the development, currently visitors mainly use on street parking as there is limited (2no.) dedicated parking spaces within the site. Whilst the proposals may increase the number of people visiting the business at any one time this would not be at a significant level. The site is within a sustainable location, close to the centre of Gainsborough and several public car parks and bus links. Given that the existing situation would remain unchanged there are no concerns with the parking provision and highway safety in this case.

Overall, the proposals would accord to policies S47 and S49 of the Central Lincolnshire Local Plan.

Other Matters

Energy Efficiency- Given the proposals are to comprise of internal alterations and change of use only, the provisions of the Energy Policies within the CLLP are not engaged.

Biodiversity Net Gain- The proposal is also not considered to be subject to the provisions of the Biodiversity Net Gain condition in law, as internal works only, it would fall to be exempt.

Minerals Safeguarding Area- The provisions of Policy M11 and draft Policy SM15 contain an exemption for internal alterations to existing buildings.

Conclusion and reason for decision: The application has been considered against S1 The Spatial Strategy and Settlement Hierarchy, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity and S57 The Historic Environment of the Central Lincolnshire Local Plan and the policies

within the Gainsborough Neighbourhood Plan as well as the provisions of the Statutory Duties in the first instance. Consideration has also been given to the policies of the NPPF 2026 and NPPG.

In light of this assessment the proposal is considered to be acceptable, being an expansion of an existing well-established business in a sustainable location. The proposal does not raise any amenity or heritage concerns. The application is recommended for approval subject to conditions.

Decision Level: Delegated

RECOMMENDED CONDITIONS

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

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

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

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

None

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

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

Site Location Plan 005;
Proposed Floor Plans 002;
Proposed Use Floor Plans 004.

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

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

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

None.

Notes to Applicant

Biodiversity Net Gain

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state⁵.

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

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

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

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

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

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

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

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

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

Human Rights Implications:

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

Legal Implications:

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

Prepared by : Danielle Peck

Date : 24/08/2026

Authorising Officer: Ian Elliott....

Date: 24th August 2026

PAPER G

Planning Permission

Name and address of applicant

Luke Pearson
174 LEA ROAD
GAINSBOROUGH
DN21 1AN

Part One – Particulars of application

Date of application:

24/07/2026

Application number:

WL/2026/00677

Particulars and location of development:

Planning application for extension of dropped kerb.

174, LEA ROAD, GAINSBOROUGH, DN21 1AN

Part Two – Particulars of decision

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

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

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

Reason:

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

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

None.

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

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

- PP 01 rev. A dated 23/07/26 - Existing, Proposed, Location & Site Plans

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

Reason:

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

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

None.

Informatives:

1. Reasons for Approval:

The application has been considered against Policies S6 Design Principles for Efficient Buildings, S13 Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53 Design and Amenity, S61 Biodiversity Opportunity and Delivering Measurable Net Gain, S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan and policy NPP 6 of the Gainsborough Neighbourhood Plan.

Consideration has also been given to all other material considerations, including guidance contained in the National Planning Practice Guidance, National Design Guide and National Model Design Code, as well as National-Decision Making policies S3, S4, P3, DP3 contained within the National Planning Policy Framework (August 2026).

In light of this assessment, it is considered that the development is in accordance with all relevant policy contained within the Central Lincolnshire Local Plan, the Gainsborough Neighbourhood Plan, and the National Planning Policy Framework. It is considered that the proposed development would not result in detrimental harm to the amenity value of the host property nor that of neighbouring properties. The proposed development would reflect the character of the surrounding area and would not cause harm to the parking or access arrangements on site. Following consultation from the LCC Lead Local Highway Authority, it is considered that the

proposed development would not lead to an unacceptable impact on highway safety.

2. Highway Informative (Vehicle Access Application)

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

3. Highway Informative (Streetworks and Permitting Team)

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>

4. Working Practise 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. Amendments to plans have been requested and received to respond to amenity concerns.

Notes to the Applicant

Community Infrastructure Levy

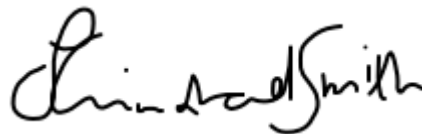
Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge.

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

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

Date: 07/09/2026

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.
- As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals 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 676 676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

OFFICER'S REPORT

PLANNING APPLICATION NO: WL/2026/00677

PROPOSAL: Planning application for extension of dropped kerb.

LOCATION: 174, LEA ROAD, GAINSBOROUGH, DN21 1AN

WARD: GAINSBOROUGH SOUTH WEST

APPLICANT NAME: Luke Pearson

TARGET DECISION DATE: 18/09/2026

CASE OFFICER: Adam Wintein

Recommended Decision: Grant with conditions

Site Description and proposal:

The application site is located on Lea Road, within the developed footprint of Gainsborough. The site is host to a two-storey semi-detached dwelling. There is currently no vehicle access to the front of the site, with only a small gate and strip of hardstanding providing pedestrian access along the southern boundary of the site up to the front of the dwelling. There is an area of open garden space towards the front of the property and a larger area of private garden space to the rear. An access track runs along the rear of the site which provides a number of neighbouring properties with rear access, however, the application site cannot be accessed along this track.

The property is directly neighboured by two other properties – 172 Lea Road (which form the other half of the applicant's semi-detached building) to the north and 176 Lea Road to the south. 176 Lea Road is a two-storey detached dwelling with vehicular access to the front of the property, the dropped curb of which the applicant seeks to extend across the front of their own property.

The application seeks permission for the extension of a dropped kerb.

Relevant Planning History

Reference	Proposal	Decision
No relevant planning history found.		

Relevant Planning Constraints:
The application site is located within 250 meters of a source of contamination (Landfill – Very High Risk).
The application site is located within 250 meters of a source of contamination (Unknown Filled Ground – Medium Risk).
The application site is located within 250 meters of a source of contamination (Railways – Medium Risk).
Parts of the application site are located within Flood Zone 3.

Representations:	
Ward Members:	No comments received.
Gainsborough Town Council:	Comment received: <i>'RESOLVED: to support the application'.</i>
Local Residents:	No comments received.
LCC Highways / Lead Local Flood Authority:	Comment received: <i>'No objections'.</i>
LCC Archaeology:	Comment received: <i>'No archaeological input is required for the scheme as proposed'.</i>
System Checked:	07/09/2026

Relevant Planning Policies:	
National Policy & Guidance (Material Consideration)	National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Design Guide 2019 National Model Design Code 2021 <i>National Planning Policy Framework (August 2026)</i> The latest version of the National Planning Policy Framework (NPPF) was published in August 2026. It is a material consideration which the Government considers is of "critical importance" (paragraph 1). It states, "<i>the national decision-making policies should ... be read as a whole (including relevant footnotes and annexes)</i>" (paragraph 7), and that "<i>the plan-making policies should not be used when making decisions on development proposals</i>" (paragraph 8). Annex A (paragraph 2) sets out that for the purposes of decision-making "<i>Development Plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework</i>". The following national decision-making policies are considered to be particularly relevant to this application: S3: Presumption in favour of sustainable development S4: Principle of development within settlements DP3: Key principles for well-designed places

Local Guidance	Central Lincolnshire Local Plan (2023 -2043): S6 Design Principles for Efficient Buildings S13 Reducing Energy Consumption in Existing Buildings S47 Accessibility and Transport S53 Design and Amenity S61 Biodiversity Opportunity and Delivering Measurable Net Gain S66 Trees, Woodland and Hedgerows It is considered that the above policies contained within the Central Lincolnshire Local Plan are consistent with the policies contained within the National Planning Policy Framework (August 2026).
Neighbourhood Plan:	Gainsborough Neighbourhood Plan (adopted 2021) NPP 6 Ensuring High-Quality Design

Assessment:

POLICY S53 – Design and Amenity and S47 Accessibility and Transport
Does the development relate well to the site and existing characteristics? Is it appropriate in terms of size, siting, height, scale, massing and form?
Yes – The proposed development would consist of the extension of a dropped curb which is considered suitable when considered against the above criteria.
Is the development appropriate for its context, respecting rhythm, plot widths and gaps between buildings? Does it contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness? Does it reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design which sympathetically complement or contrast with the local style?
Yes – There are properties along Lea Road which have incorporated front-of-property access in a similar manor to what is proposed as part of this application. The extension of a dropped curb would not significantly impact the character of the local area.
Does it use high-quality materials which reinforce or enhance local distinctiveness?
Yes – The extension of a dropped curb would not be considered to significantly impact local distinctiveness.

Does it include appropriate landscape and boundary treatments to ensure the development can satisfactorily assimilate into the surrounding area?
Yes – The proposal would necessitate the removal of a low-lying hedge along the eastern boundary of the property. There would be no further boundary treatments proposed following this removal in order to facilitate vehicular access.
Does it protect any important local views into, out of or through the site?
Yes – There are no important local views into, out of or through the site as identified within the Gainsborough Neighbourhood Plan.
Does it retain existing natural and historic features where possible?
Yes – The proposal would include the removal of a hedge. It has been voiced by the Tree and Landscape Officer that the hedge to be removed is not of importance and therefore would not be afforded protection from removal. Therefore, it is not considered that the retention of this hedgerow would be necessary when assessed against policy S66 of the Central Lincolnshire Local Plan. There are no historic features under contention relating to this application.
Does the development result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light, artificial light or glare? Does it result in adverse impacts through noise, odour, fumes, smoke, dust or other sources?
No – It is considered that the extension of the dropped curb would not significantly alter the amenity value of the host dwelling nor have an impact on the amenity value of neighbouring dwellings.
Does the development provide quality internal space and is the ratio of developed to undeveloped space within the plot acceptable? (garden area)
Yes – The extension of a dropped curb would not significantly impact the ratio of developed to undeveloped space within the plot. No internal space would be created by the proposed development.
Does the development include safe access and well considered parking?
Yes – The proposed development would create front-access and two spaces of off-street parking for the application site. It is considered that this proposal has the potential to help alleviate the number of vehicles parked on street on Lea Road and therefore is in accordance with Policy S49 of the CLLP which states ' <i>wherever possible, parking provision should be provided 'on plot'</i> '.
Does the development consider opportunities to strengthen biodiversity and achieve wider goals for biodiversity net gain?
Householder development is exempt from being required to deliver biodiversity net gain.

Other considerations:
Energy Efficiency Policies S6 and S13
Energy Efficiency Policies S6 and S13 encourages applicants to consider all opportunities to improve the energy efficient of the building.
National Planning Policy Framework (August 2026)
National Decision-Making Policies S3 and S4 state that sustainable development within settlements should be supported unless the benefits of doing so would be substantially outweighed by adverse effects. It is considered that no significant adverse effects would outweigh the benefits of this proposed development when assessed against policies within the NPPF, CLLP, and the Gainsborough Neighbourhood Plan. Policy DP3 of the NPPF states that development proposals should respond to the context of their surroundings so that they may integrate appropriately into their surroundings. It is considered that the development proposal is in accordance with this policy.
Gainsborough Neighbourhood Plan (adopted 2021)
Policy NPP6 of the Gainsborough Neighbourhood Plan states that development proposals should reinforce the character of the local area. It is considered that the development proposal would reflect the character of the local area adequately and would not have a detrimental impact to the setting of Lea Road.

Conclusion and reasons for decision:

The application has been considered against Policies S6 Design Principles for Efficient Buildings, S13 Reducing Energy Consumption in Existing Buildings, S47 Accessibility and Transport, S53 Design and Amenity, S61 Biodiversity Opportunity and Delivering Measurable Net Gain, S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan and policy NPP 6 of the Gainsborough Neighbourhood Plan.

Consideration has also been given to all other material considerations, including guidance contained in the National Planning Practice Guidance, National Design Guide and National Model Design Code, as well as National-Decision Making policies S3, S4, P3, DP3 contained within the National Planning Policy Framework (August 2026).

In light of this assessment, it is considered that the development is in accordance with all relevant policy contained within the Central Lincolnshire Local Plan, the Gainsborough Neighbourhood Plan, and the National Planning Policy Framework. It is considered that the proposed development would not result in detrimental harm to the amenity value of the host property nor that of neighbouring properties. The proposed development would reflect the character of the surrounding area and would not cause harm to the parking or access arrangements on site. Following consultation from the LCC Lead Local Highway Authority, it is considered that the proposed development would not lead to an unacceptable impact on highway safety.

Decision Level: Delegated

Conditions:

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

Reason:

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

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

- PP 01 rev. A dated 23/07/26 - Existing, Proposed, Location & Site Plans

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

Reason:

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

Informatives:

Highway Informative (Vehicle Access Application)

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

Highway Informative (Streetworks and Permitting Team)

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>

Human Rights Implications:

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

Legal Implications:

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

Prepared by:

Adam Wintein

Date:

07/09/2026

Authorising Officer:

Ian Elliott

Date:

7th September 2026