

GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Thursday 26 November 2015 at 7:00pm

Present: Councillor Barry Coward (Chairman)

Councillor David Dobbie
Councillor Keith Panter
Councillor Michael Hopper

In Attendance:

Rachel Allbones Deputy Clerk to the Council

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

None received.

2. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE LOCALISM ACT 2011 AND TO RECEIVE ANY APPLICATIONS FOR DISPENSATION

None received.

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Thursday 22 October 2015

RESOLVED that the minutes of the Planning and Development Committee meeting held on Thursday 22 October 2015 be confirmed and signed as a correct record.

4. PLANNING APPLICATIONS

i. Application Ref No.: 133654
Proposal: Planning application for the demolition of existing structures, and erection of an A1 foodstore, with access, car parking, servicing, sub-station, hard and soft landscaping, and other associated works, including remodelling of the elevations of the adjoining property The Lindsey Centre
Location: Multi Storey Car Park, Beaumont Street, Gainsborough

RESOLVED that Members considered this application and make the following observations (SEE APPENDIX A)

- ii. Application Ref No.: 133561
Proposal: Planning application for sub division of existing retail unit no.4 to form 2no. retail units and new separate entrance to be formed
Location: Unit 4 Marshalls Yard, Beaumont Street, Gainsborough

RESOLVED that there be no objection.

- iii. Application Ref No.: 133562
Proposal: Listed Building Consent for sub division of existing retail unit no.4 to form 2no. retail units and new separate entrance to be formed
Location: Unit 4 Marshalls Yard, Beaumont Street, Gainsborough

RESOLVED that there be no objection.

- iv. Application Ref No.: 133709
Proposal: Advertisement consent for 4no. internally illuminated fascia signs, one totem sign partially illuminated and one wall-mounted advertising hoarding
Location: Multi Storey Car Park, Beaumont Street, Gainsborough

RESOLVED that Members were unable to make an assessment due to the planning papers not being available on the WLDC website, but having reviewed the vehicular access the sign location would change.

- v. Application Ref No.: 133669
Proposal: Application for approval of reserved matters for the erection of 186no. dwellings-following outline planning permission 124663 granted 15 March 2013
Location: Land off Bob Rainsforth Way, Corringham Road, Gainsborough

Note: Councillors Woolley and Loates arrived at the meeting at 7:47pm.

RESOLVED that Members considered this application and make the following observations:-

1. The Council are aware that this development already has outline consent but that as this development is relatively high density and as such will generate the need for associated facilities a S106 agreement is needed for:-

1. The provision of a children's play area, equipment to be agreed with Gainsborough Town Council and a commuted sum be agreed to enable the Town Council to maintain the facility.

2. The provision of a community centre close to the development site. Freehold to be assigned to Gainsborough with a commuted sum for its maintenance and operating costs.

3. The Council notes NPPF paragraph 32 states: " 32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

●● the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

●● safe and suitable access to the site can be achieved for all people."

The council also notes NPPF Paragraph 34 “. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.” Therefore to meet this objective the Council consider a sum be agreed with Stagecoach East Midlands and Lincolnshire County Council for the provision of a town bus service routed along The Avenue, Belt Road and Corringham Road and serving the Town Centre and rail stations.

2. As many roofs as is feasible should be should be fitted with photo voltaic cells.

- vi. Application Ref No.: 133729
Proposal: Planning application to amend the proposal design of Lindrick Drive, where the private drive will be widened and two turning head areas will be allocated.
Location: 1-25 Lindrick Drive, Off The Belt Road, Gainsborough

RESOLVED that there be no objection.

- vii. Application Ref No.: 132259
Proposal: Planning application to erect 24no. apartments and associated access and parking.
Location: 22 North Marsh Road, Gainsborough

Note: Councillor Dobbie declared a non pecuniary interest as a former employee of YAIL how used to own the building.

RESOLVED that Members would request that the building be set further back from the footpath and move the garden to the front of the building.

- viii. Application Ref No.: 133351
Proposal: Outline planning application for the development of up to 80no. dwellings-access to be considered and not reserved for subsequent applications
Location: Land south of The Belt Road, Gainsborough

RESOLVED that Members will discuss at the next meeting in December, and invite Savilles and members of the public to attend.

Note: Councillor Dobbie voted against the above resolution.

5. DECISION NOTICES (Papers B, C, D, E, F, G, H & I)

- i. Application Ref No.: 133414
Proposal: Planning application for erection of a first floor rear extension
Location: 5 Richmond Road, Gainsborough

RESOLVED to note the decision made.

- ii. Application Ref No.: 133372
Proposal: Advertisement consent for the removal and replacement of existing brand signage with new metal fascia signs
Location: Marks and Spencer Plc, Marshalls Yard, Beaumont Street, Gainsborough

RESOLVED to note the decision made.

- iii. Application Ref No.: 133543
Proposal: Prior approval to extend dwellinghouse 5.39 metres from rear wall of original dwellinghouse, 2.70 metres to height of eaves of enlarged part of dwellinghouse and 3.65 metres to highest point of enlarged part of dwellinghouse.
Location: 2 Harrow Close, Gainsborough

RESOLVED to note the decision made.

- iv. Application Ref No.: 133363
Proposal: Planning application to create bedroom with en-suite in roof space including new stair from ground floor
Location: 46 Mayflower Close, Gainsborough

RESOLVED to note the decision made.

- v. Application Ref No.: 133357
Proposal: Planning application to erect wall and re-position fence to edge of boundary
Location: 73 Riverside Approach, Gainsborough

RESOLVED to note the decision made.

- vi. Application Ref No.: 133093
Proposal: Outline planning application for redevelopment of existing garage site to 2no. town houses with all matters reserved.
Location: Garages Adjacent 66 Nelson Street, Gainsborough

RESOLVED to note the decision made.

- vii. Application Ref No.: 133624
Proposal: Planning application to vary condition 4 of planning permission 133345 granted 13 October 2015-opening hours
Location: Unit 25, Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED to note the decision made.

- viii. Application Ref No.: 133450
Proposal: Planning application to erect single storey rear and side extension
Location: 1 Ulster Road, Gainsborough

RESOLVED to note the decision made.

6. STREET NAMING

None received.

7. TREE PRESERVATION ORDERS

None received.

8. HOUSING ZONE

The Chair advised that Eve Fawcett-Moralee from WLDC will be attending the Planning and Development Committee meeting on 28 January 2016.

9. ASSETS OF COMMUNITY VALUE

No Assets of Community Value requests had been received.

RESOLVED to move the next Planning and Development meeting from Monday 21 December to Thursday 17 December.

The meeting concluded at 8.30pm

Chairman