

## GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Thursday 30 March 2017 at 7:00pm

**Present:** Councillor Sharon Hopkinson (In the Chair)

Councillor Richard Craig  
Councillor Michael Hopper  
Councillor Paul Key  
Councillor Keith Panter

**In Attendance:**

Rachel Allbones Deputy Clerk to the Council

**1. APOLOGIES FOR ABSENCE AND REASONS GIVEN**

Councillor David Dobbie

**RESOLVED** to accept the apologies and reasons given.

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

None declared

**3. MINUTES**

i. Minutes of the meeting of Planning and Development held Thursday 23 February 2017

**RESOLVED** that the minutes of the Planning and Development Committee meeting held on Thursday 23 February 2017 be confirmed and signed as a correct record.

Note: Councillor Key advised he was not happy with the email he received from the Clerk regarding comments made at the last meeting with regard to no housing zone report being presented.

**4. PLANNING APPLICATIONS**

Note: Councillor Key requested that it be noted that again not all plans were available to view at the meeting. The Deputy Clerk again advised that plans are available on the WLDC planning portal as the plans for The Sun Hotel was very large and too much to print. WLDC used to provide hard copies of plans but no longer supply them.

- i. Application Ref No.: 135750  
Proposal: Planning application for demolition of former Sun Inn hotel and 37 Market Street, construction of hotel (use class C1) and restaurant (use class A3); alterations to and demolition of rear part of 27 Market Street and change of use to allow A1,A2,A3,A4 and A5 uses at ground floor; alterations to and demolition of rear part of 29 Market Street; alterations to 35 Market Street and change of use to allow A1,A2,A3,A4 and A5 uses; alterations to 3,7,11 and 5,9,13 North Street and demolition of outbuilding to rear; works to expand and reconfigure car park; landscaping, access and associated works.  
Location: Sun Inn Hotel, 1 North Street, Gainsborough

Members raised issues that they had not received enough time to view the plans. The Deputy Clerk advised that an email notifying Members of the application was sent to all Members a good few weeks ago and it has been on the WLDC planning portal for some weeks. WLDC give 28 days for any observations / objections.

**RESOLVED** to raise concerns over the increased traffic on the highway and pavement but felt they were not in a position to comment due to the size of the document and the timeframe given, and in future request hard copies of large planning applications from WLDC or chance to visit the planning office to view.

Note: Councillor Hopper voted against the above resolution.

- ii. Application Ref No.: 135751  
Proposal: Listed building consent for demolition of 37 Market Street, alterations to and partial demolition of 29 Market Street and works of alteration to 35 Market Street.  
Location: Sun Inn Hotel, 1 North Street, Gainsborough

**RESOLVED** that the comments above apply.

- iii. Application Ref No.: 135854  
Proposal: Planning application to drop roadside kerb edge to enable off street parking.  
Location: 29 Morton Terrace, Gainsborough

Councillor Key informed Members that parking in front of a dropped kerb is illegal. He felt Members were not listening and accepting his comments and consequently resigned from the Planning and Development Committee with immediate effect.

Note: Councillor Key left the meeting at 7:40pm.

**RESOLVED** to to note the application with no objections.

- iv. Application Ref No.: 135787  
Proposal: Application for consent to display 9 illuminated signs and 38 non-illuminated signs  
Location: Tesco Stores Ltd, Trinity Street, Gainsborough

**RESOLVED** to note the application with no objections.

- v. Application Ref No.: 135783  
Proposal: Planning application for ground floor shop extension with three bedrooms flat at first and second floor, and alterations to existing flat.  
Location: 83 Campbell Street, Gainsborough

**RESOLVED** to note the application with no objections.

- vi. Application Ref No.: 135132  
Proposal: Planning application for residential development of 18no. dwellings  
Location: Land to the rear of 227-257 Lea Road, Gainsborough

**RESOLVED** to note the application with no objections.

- vii. Application Ref No.: 135886  
Proposal: Planning application to erect 1no. detached house and formation of new vehicular access.  
Location: Land adj to 1 Turpin Close, Gainsborough

**RESOLVED** to note the application with no objections.

- viii. Application Ref No.: 135949  
Proposal: Planning application for two storey and single storey extensions to house and garage  
Location: 18, Old Showfields, Gainsborough

**RESOLVED** to note the application with no objections, but request that WDLC note and address the neighbouring residents concerns and reassure that her rights will be respected.

- ix. Application Ref No.: 135943  
Proposal: Planning application for demolition of previously converted outbuildings and erect two semi detached duplex apartments  
Location: 154A Trinity Street, Gainsborough

**RESOLVED** to note the application with no objections.

- x. Application Ref No.: 135841  
Proposal: Planning application for extension of existing brick garage by 1m to allow for a ground floor toilet.  
Location: 18 Middlefield Lane Gainsborough

**RESOLVED** to note the application with no objections.

## 5. **DECISION NOTICES** (Paper B - G)

- i. Application Ref No.: 135705  
Proposal: Planning application to create a pedestrian footpath along with gates and fencing  
Location: Castle Wood Academy, The Avenue, Gainsborough

**RESOLVED** that Members noted the Decision Notice.

- ii. Application Ref No.: 135685  
Proposal: Planning application to erect 1no. dwelling.  
Location: Land adjacent to 23 Ravendale Road, Gainsborough

**RESOLVED** that Members noted the Decision Notice.

- iii. Application Ref No.: 135660  
Proposal: Listed building consent for proposed internal alterations to form ticket office, gift shop and accessible WC, proposed reinstatement and repair of existing Boundary Wall, and change of use of Ground Floor from Theatre to Museum use  
Location: The Old Nick Theatre 31 Spring Gardens Gainsborough

**RESOLVED** that Members noted the Decision Notice.

- iv. Application Ref No.: 135518  
Proposal: Planning application to vary condition 12 of planning permission 133393 granted 4 February 2016 re: impact on surrounding area.  
Location: Gleadells Wharf, Bridge Street, Gainsborough

**RESOLVED** that Members noted the Decision Notice.

- iv. Application Ref No.: 135599 & 135600  
Proposal: Planning application for the conversion of the existing water tower to form a dwelling and two further dwellings with associated landscaping and vehicular access.  
Location: Coxs Hill Water Tower, Heapham Road, Gainsborough

**RESOLVED** that Members noted the Decision Notice.

- iv. Application Ref No.: 135701  
Proposal: Outline planning application to erect 1no. dwelling with all matters reserved  
Location: Land adjacent to 2 King Street, Gainsborough

**RESOLVED** that Members noted the Decision Notice.

## 6. STREET NAMING

No applications received.

**7. TREE PRESERVATION ORDERS**

- i. Tree Preservation Order Gainsborough No. 1 2017  
Location - Grounds of the United Reform Church, adjacent the junction of Church Street and Gladstone Street, Gainsborough  
Trees Specified - G1 = Lime 3

**RESOLVED** to note the Tree Presentation Order and statement of reasons for making an order.

Note: Councillor Craig left the meeting at 8:25pm.

**8. HOUSING ZONE (Paper H)**

The Deputy Clerk distributed a report from the Clerk.

**RESOLVED** to note the report.

**9. WHITTONS GARDENS (Paper I)**

The Deputy Clerk advised, following on from the last meeting in the consideration of the response from WLDC regarding questions raised in relation to proposed development of car park and toilet block, the whole of Whittons Gardens including the toilet block and car park was included in the initial application for an asset of community value,

The Committee now **NOTE** the response from WLDC issued at the last meeting, that being: -

- 1) The was valued by LSH on a "worth" basis and negotiated on the basis of loss of car park income, demolition costs of the toilet block/refurb
- 2) The purchaser / developer is looking to make a planning application for a restaurant on the end of the Lidl car park and the car park of land. Whittons Gardens will remain as open space for the amenity purpose it is envisaged that this can be upgraded overtime via the Development Partnership and in line with the NHP we are discussing.

The meeting closed at 8.33pm