

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 October 2014 at 7:00pm

Present: Councillor Barry Coward (Chairman)

Councillor Paul Key
Councillor Keith Panter
Councillor Mick Tinker
Councillor David Dobbie

In Attendance: Clerk to the Council
1 member of the public
1 member of the press

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor Ashley Perraton-Williams

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

Councillor Dobbie declared a non pecuniary interest in item 11 as a West Lindsey District Councillor.

Councillor Key declared a non pecuniary interest in item 9 as a West Lindsey District Council employee.

3. MINUTES (Paper A)

i. Meeting of the Planning and Development Committee held on Thursday 25 September 2014.

RESOLVED that the minutes of the Planning and Development Committee meeting held on Thursday 25 September 2014 be confirmed and signed as a correct record.

It was proposed by the Chair that the order of business be changed under Standing Order 14 (d) and take the Planning Application number 13193 first.

RESOLVED that the order of business be changed in accordance with the Chair's proposal.

It was further proposed by the Chair that in accordance with Standing Order 1f that a short adjournment take place to allow a member of the public to address the committee in relation to Planning Application number 13193.

RESOLVED to take a short adjournment to allow a member of the public to address the committee.

The meeting closed at 7.08pm.

The meeting re-opened at 7.21pm.

5. PLANNING APPLICATIONS

- iii Application Ref No.: 131913
Proposal: Planning application to erect a four storey block of 19no. apartments to provide a supported living environment for adults with learning difficulties.
Location: Land on the Corner of North Street and Spital Terrace Gainsborough

Members gave their appreciation to the member of the public who had spoken in relation to this application.

Cllr. Coward read out an e-mail received from Cllr. Perraton Williams who although could not be at the meeting had forwarded his comments.

A lengthy discussion ensued regarding this application with concerns about the development raised by all members.

RESOLVED that the application be opposed citing the following reasons :

1. The proposed development is too big for the site footprint and will be overbearing in the Street Scene having an adverse impact on the nearby Conservation Area.
2. There are no parking facilities on the proposed development causing difficulties for occupants and deliveries to the development. This is further compounded by a pedestrian crossing outside of the development which also restricts roadside parking near the building.
3. The development's design does not appear to correspond with the stated purpose of the development. Most developments for vulnerable adults are 2 storey and have lifts fitted, with centralised entrances to ensure no one can access any flat unnoticed. This building is 4 storey with no lifts, with several access doors to individual flats.
4. Concerns as to the security and safety of vulnerable residents. As the ground floor flats all have individual access as opposed to a centralised secure entrance which normally characterises sheltered or supported housing.

Members were keen to state that they are not against development of this site per se.

4. TOWN PLAN

Cllr. Coward gave a short update to members as regards the Town Plan. Mention was made of consultation undertaken at the offices of West Lindsey District Council to coincide with the Joint Planning units own consultation in respect of the Central Lincolnshire Local Plan.

5. PLANNING APPLICATIONS

- i. Application Ref No.: 131999
Proposal: Planning application to vary condition 11 of planning permission 126488 granted 4 January 2011-extend opening hours
Location: McDonald's Restaurant 50 Trinity Street Gainsborough

RESOLVED that there be no objections.

- ii. Application Ref No.: 131995
Proposal: Reserved matters application for erection of 8no. dwellings following outline planning permission 124663 granted 15 March 2013
Location: Land off Bob Rainsforth Way Corringham Road Gainsborough

RESOLVED that there be no objection.

- iv. Application Ref No.: 132064
Proposal: Planning application for change of use from B2/B8 class to D2 class, gymnasium and fitness centre
Location: 30 North Street Gainsborough

RESOLVED that there be no objection.

6. DECISION NOTICES

None received.

7. STREET NAMING

None received.

8. TREE PRESERVATION ORDERS

None received.

9. ELSWITHA QUARTER

Members were informed by the Clerk of the background to this Agenda item being the members previous request to review the Consultation results concerning Whittons Gardens in determining whether to pursue an asset of Community Value application for the old Guildhall site.

Relevant discussion ensued.

RESOLVED that the Council do not submit an asset of community value application as the site has potential for future development which could be beneficial for the town.

10. PLANNING APPLICATION NUMBER 131606 – FORMER CASTLE HILLS COMMUNITY COLLEGE SITE

Note: Councillor Dobbie declared a non pecuniary interest as a District Council ward member for the area in which the application is proposed.

It was noted that some members of the Planning Committee had undertaken a site visit. Lengthy discussion took place regarding the application.

RESOLVED to submit the following response to the Planning Authority.

1. Gainsborough Town Council is not opposed in principle to development on the site.
2. The Outline application is for 130 residential units. The Council believes this number is excessive for the site and location. Local knowledge and feedback from businesses is that there is insufficient executive housing available for their senior managers in Gainsborough. The Council believes this site opposite the Golf Club provides a prime location for an executive housing development. Its tree lined aspect creates a pleasant backdrop for an executive housing development. Its proximity to the High School, Leisure Centre and new Primary School as well as its out of the town centre location also add to the selling points of an executive housing development. The Town Council feels that a development of approximately 50 executive homes will be more suitable.
3. The site currently provides recreational access to the nearby woodland, particularly for dog walkers. The Town Council is keen to see a green area preserved within the site that continues to allow access to the Woodland.
4. The Town Council is concerned about the proposed through road from the Avenue onto the Belt Road. The Belt Road is already a dangerous road with the junction at the Golf Club particularly hazardous due to its limited views down the hill. Additional traffic from a site entrance will only add to the difficulties. It is felt that a single in/out access from the Avenue will be more appropriate and certainly so for an Executive Housing development.
5. The Town Council would be keen to see a s.106 agreement with this development that supports a Town Centre Bus Service for the Avenue/Leisure Centre.

Note : Councillor Dobbie abstained from voting on the above resolution.

11. CENTRAL LINCOLNSHIRE LOCAL PLAN CONSULTATION

Members considered at length the Draft Local Plan. The chair had prepared a draft response to the Consultation setting out points in relation to all relevant policies in the draft plan. Members discussed each of the points with some amendments to the draft prepared by the Chair being made.

RESOLVED to submit the draft Consultation response with agreed amendments to the Joint Planning Unit.

The meeting concluded at 9:30pm.

Chairman