

GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Tuesday 24 July 2018 at 7:00pm

Present: Councillor Neil Cook (In the Chair)

Councillor Michael Hopper
Councillor Keith Panter
Councillor Aaron Taylor

In Attendance:

Rachel Allbones Deputy Clerk to the Council

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor Richard Craig (ex-officio)
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

No interests were declared.

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Tuesday 26 June 2018.

RESOLVED that the minutes of the Planning and Development Committee meeting held on Tuesday 26 June 2018 be confirmed and signed as a correct record.

4. PLANNING APPLICATIONS

i. Application Ref No.: 137875
Proposal: Planning application for the erection of 14no. dwellings
Location: Land South of Corringham Road between Rosefields and Redman Close, Gainsborough, Lincolnshire

RESOLVED to respond as follow: -

1. Gainsborough Town Council is vehemently opposed to any development on this site.
2. The site is an established urban green space. Development of the site will not conform with the emerging Gainsborough Neighbourhood Plan which seeks to secure this area as a green space.
3. Development of this site is not supported by the local community.
4. There are many other brownfield sites in the town that are suitable for development and development of this site is not necessary to ensuring a 5-year housing supply.

5. The type of dwellings proposed will lend themselves to an older generation. The absence of good bus services in that part of the town to serve the potential residents is a concern and would be contrary to encouraging more efficient form of transport.
6. We see no evidence that the land has been assessed under NPPF97(a) which clearly demonstrates the land as surplus to requirement.
7. Gainsborough Town Council is not opposed to dwellings of the type proposed and indeed the Neighbourhood Plan consultation has called for such dwellings. Other more suitable sites are however available.

- ii. Application Ref No.: 137763
Proposal: Planning application to erect 220no. dwellings to include commercial uses A1 and A3
Location: Gainsborough Riverside Land at Carr Lane, Gainsborough

RESOLVED to respond as follows: -

As West Lindsey District Council are aware, Gainsborough Town Council is supportive of the provision of a second river crossing in Gainsborough. The site of this development has previously been identified as the most appropriate site to provide a bridge landing point on the eastern side of the river.

At the heart of the Planning System is a presumption in favour of sustainable development. This has by some been defined as meeting the needs of the present without compromising the needs of the future.

Gainsborough is a town earmarked for significant growth. If population growth figures continue, we believe that Gainsborough will, based on existing plans continue to be an important commercial centre for Lincolnshire and that continued growth and expansion is likely even after the expiry of the existing Local Plan, whereas villages will always be afforded a greater level of protection from large scale development.

It is inevitable with population growth that the need for a second river crossing will eventually be unquestionable. This may be many decades into the future. We simply ask that the Planners think very carefully that development of this site now will not compromise the needs of the future. We believe that a compromise is possible by leaving space within the site to accommodate bridge/road infrastructure in the future.

There are many examples around the world where population growth next to a river has resulted in additional bridges being built over the river to accommodate the free flow of people, goods and services over the river.

The emerging Neighbourhood Plan contains an aspirational policy that supports a second river crossing and this response is reflective of that policy.

- iii. Application Ref No.: 137930
Proposal: Planning application for installation of new Sunlite retail unit
Location: Wm Morrisons Supermarkets Plc, Heapham Road South, Gainsborough

RESOLVED that Members had no objections to the application.

- iv. Application Ref No.: 136577
Proposal: Outline planning application for the development of up to 49no. dwellings, with access to land to the west of Horsley Road, Gainsborough to be considered and not reserved for subsequent applications - resubmission of 134824.
Location: Land to the West of Horsley Road, Gainsborough

The above application has been amended as follows.

- *Additional ecological information received.*

RESOLVED that Members had no objections to the application.

- v. Application Ref No.: 138037
Proposal: Prior approval to extend dwellinghouse 5 metres from rear wall of original dwellinghouse, 2.25 metres to height of eaves of enlarged part of dwellinghouse and 3.25 metres to highest point of enlarged part of dwellinghouse.
Location: 15, Falcon Grove, Gainsborough

RESOLVED that Members had no objections to the application.

- vi. Application Ref No.: 138094
Proposal: Planning application to erect 1no. four bed single storey dwelling, use class C3b-use for four residents living together as a single household where care is provided.
Location: Tigh Bruadair, Summer Hill, Gainsborough

RESOLVED that Members had no objections to the application, and noted that their service to the community was an asset.

5. **DECISION NOTICES** (Paper B)

- i. Application Ref No.: 137334
Proposal: Application to vary condition 18 of planning permission 136488 granted 14 October 2017-re the development providing 30% of dwellings to M4(2) of the Building Regulations
Location: Land North and East of Spring Gardens, Gainsborough

RESOLVED to note the outcome of the application, but felt it was contravening planning law.

6. **STREET NAMING**

None received.

7. **TREE PRESERVATION ORDERS**

None received.

8. HOUSING ZONE

No report given.

9. GAMBLING ACT 2005 – CONSULTATION REGARDING REVIEW OF GAMBLING LICENSING POLICY (Paper C)

Members considered a response to the consultation.

RESOLVED to support proposed amendments to the Gambling and Licensing Policy.

Meeting concluded at 7:46pm