

GAINSBOROUGH TOWN COUNCIL

MINUTES of an EXTRAORDINARY MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Tuesday 25 August 2015 at 7:00pm

Present: Councillor Barry Coward (Chairman)
Councillor Mark Dimmock
Councillor Keith Panter

In Attendance:

Matthew Gleadell Clerk to the Council

Also Present: Councillor Gillian Bardsley - West Lindsey District Council

Also in Attendance:

Eve Fawcett Moralee West Lindsey District Council Officer

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor Ashley Perraton Williams

RESOLVED to accept the apologies for absence 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 received.

Note: Councillor Kenneth Wooley arrived at 7.05pm.

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Thursday 30 July 2015

RESOLVED that the minutes of the Planning and Development Committee meeting held on Thursday 30 July 2015 be confirmed and signed as a correct record.

4. CENTRAL LINCOLNSHIRE LOCAL PLAN

Note: 1 member of the public arrived at 7.10pm.

Eve Fawcett Moralee from West Lindsey District Council introduced herself to the meeting.

Eve explained she was unable to provide a copy of the Gainsborough chapter as it still required approval from the JPU. The Chair pointed out that Mark Sturgess had promised to consult with the Town Council on the chapter before it went to the JPU.

Eve advised members in respect of the purpose of the Plan, its content, context and use as a planning document explaining some of the background figures and data and the schemes that WLDC are and will be working on to help deliver the planned growth including Housing Zones, Enterprise Zone for agrifood, a localised Infrastructure Delivery Plan, new traffic assessments, Heritage Townscape initiatives and neighbourhood plans.

A member raised concerns about the lack of housing provision for disabled people. Eve agreed this was an area that needs to be considered.

The Chair highlighted some concerns about the JPU meeting on the 7th September which he understood was not going ahead. Eve was unaware but confirmed she would look into it.

RESOLVED to vary the order of business under Standing Order 14 (d) and take item 6 before 5.

6. HOUSING ZONE

Eve gave members a short overview of the Housing Zone project and its benefits. Eve also gave members an update of progress of the project to date.

5. HOMES & COMMUNITIES AGENCY BUILDING DESIGN SEMINAR

Cllr. Coward and the Clerk gave members an overview of a conference they had attended recently regarding Building Design. Members had been provided with a written summary of the seminar prior to the meeting.

Members agreed that Gainsborough should be striving for good design going forward particularly as the message from the seminar was that good design does not have to cost more.

7. OLD GUIDHALL SITE FOR ASSET OF COMMUNITY VALUE

A member voiced their desire to see the Old Guildhall site now protected as an Asset of Community Value.

It was noted that the site is next to a Grade 1 listed building.

Members considered that the site had not been landscaped for very long.

RESOLVED to pursue an Asset of Community Value application for the site subject to gauging public support and opinion .

8. PLANNING APPLICATIONS

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| i. | 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 that there be no objection.

- ii. Application Ref No.: 133351
Proposal: Outline planning application for the development of up to 100no. dwellings-access to be considered and not reserved for subsequent applications.
Location: Land south of The Belt Road, Gainsborough

It was noted that North ward members at West Lindsey District Council have a strategy to address this application but the details are unknown. 7

RESOLVED to suspend standing orders to allow a member of the public to address the meeting.

The member of the public raised concerns about the Belt Road and its safety and where funding comes from under s.106 agreements to pay for required works on the Belt Road.

RESOLVED to defer commenting on the application until the next meeting.

- iii. Application Ref No.: 133345
Proposal: Planning application for change of use from A1 retail to A5 hot food takeway, including internal alterations
Location: Unit 25 Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED that there be no objections.

- iv. Application Ref No.: 133346
Proposal: Listed building consent for change of use from A1 retail to A5 hot food takeway, including internal alterations
Location: Unit 25 Marshall's Yard Beaumont Street, Gainsborough

RESOLVED that there be no objections.

- v. Application Ref No.: 133093
Proposal: Outline planning application for redevelopment of existing garage site to 3no. town houses-all matters reserved
Location: Garages Adjacent 66 Nelson Street, Gainsborough

RESOLVED that in principle the application is OK subject to appropriate design.

- vi. Application Ref No.: 133379
Proposal: Planning application for conversion of dwelling into two self contained flats
Location: 2 Bacon Street Gainsborough

RESOLVED that there be no objection but that generally the Council is opposed to such splitting of properties but without an appropriate Planning Policy on such development at West Lindsey to use as a basis for objection there is little the Town Council can do. It was noted that there is already a surplus of flats.

- vii. 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 that there be no objection.

9. DECISION NOTICES (Paper B)

- i. Application Ref No.: 133084
Proposal: Planning application for change of use of vacant land to a fuel distribution depot-Sui Generis-formation of access, hard standing area, the erection of a single storey office-B1-and erection of fuel storage tanks.
Location: Land at Somerby Way-Marshall Way, Gainsborough

RESOLVED that the decision be noted.

10. STREET NAMING

None received.

11. TREE PRESERVATION ORDERS (Paper C)

- i. Application Ref No.: 035885
Proposal: Removal of dead wood, snapped out branches, overhanging into residential properties as necessary, and cut back from lighting columns
Location: Marlow Road Footpath, Gainsborough

RESOLVED that the application is supported following an inspection by the Town Council tree officer.

The meeting concluded at 8.52pm

Chairman