

GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Tuesday 27 February 2018 at 7:00pm

Present: Councillor David Dobbie (In the Chair)

Councillor Richard Craig
Councillor Sharon Hopkinson
Councillor Michael Hopper
Councillor Sally Loates (ex-officio)
Councillor Keith Panter

In Attendance:

Matthew Gleadell Clerk to the Council
Rachel Allbones Deputy Clerk / RFO

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

Councillor Hopkinson declared a non-pecuniary interest in agenda 5iii as a Town Councillor

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Tuesday 23 January 2018

RESOLVED that the minutes of the Planning and Development Committee meeting held on Tuesday 23 January 2018 be confirmed and signed as a correct record.

4. PLANNING APPLICATIONS

i. Application Ref No.: 137196
Proposal: Planning application for replacement shopfront, and change of use of the ground floor unit from use class A1 (retail) to A3 (cafe).
Location: 9 Market Place, Gainsborough

RESOLVED to positively support this application. The development accords with policy in the Central Lincolnshire Local Plan and would be supported by the emerging Neighbourhood Plan. The historic design of the shop front is welcomed by the Town Council. The application also fits with National Planning Policy Framework which encourages development that helps improve the vitality of town centres.

- ii. Application Ref No.: 137298
Proposal: Planning application to install a mezzanine floor to be used for storage and an office
Location: Unit 17 Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED to support the principle of the application being for retail use in an established shopping centre. However, the Council is concerned that the development appears to have been carried out prior to planning permission being awarded. The Council believes this is not a situation that should be encouraged and would urge Planning Officers at West Lindsey District Council to try and discourage developers from starting works until planning permission is granted. The Council is also concerned that the mezzanine floor may not be accessible for disabled employees and that the shop should be encouraged to ensure that the shop is one that could allow for disabled employment within it.

- iii. Application Ref No.: 137299
Proposal: Listed building consent to install a mezzanine floor within the unit this will be used for storage and an office.
Location: Unit 17 Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED as above.

- iv. Application Ref No.: 137335
Proposal: Application for advertisement consent to display internally illuminated fascia sign
Location: Unit 17 Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED to support the application.

- v. Application Ref No.: 137297
Proposal: Planning application to convert current front garden area into off road parking and to extend existing dropped kerb
Location: 33 Spital Terrace, Gainsborough

RESOLVED to recommend this application be rejected. GTC agrees with the comments of Highways regarding the safety of vehicles being unable to exit the site in a forward gear. The Council notes the application is for a development close to or within a Conservation area. The Council believes the loss of the front boundary walls of the property would be detrimental to the character of the area.

- vi. Application Ref No.: 137259
Proposal: Outline planning application for demotion of existing care home and erection of 13no. dwellings - appearance, layout and scale to be considered and not reserved for subsequent applications
Location: The Cedars Residential Home, Morton Terrace, Gainsborough

RESOLVED to recommend this application be rejected on the basis of the following:

1. The proposed development is in an area regarded as having significant heritage and character value. GTC believes that the application will detract from the character value of the area.
2. GTC is keen to see the site developed but in a way that is appropriate for its setting.

3. GTC is concerned about the potential loss of trees within the site. GTC feels the trees add to the character value of the area.
4. GTC is concerned about the impact of the additional traffic generated by the development on Morton Terrace which is a busy arterial road within the town.
5. GTC notes that despite references in the application to properties having garages that no garages are shown on the layout/elevation plans.

- vii. Application Ref No.: 137322
Proposal: Planning application for change of use of land to car park for a period of 3 years
Location: Land between North Street and Church Street, Gainsborough

RESOLVED that on the basis that this application is for a use already being carried out and improvements to the visual quality of the site are proposed that this application be supported. It is noted that the development will not preclude future development of the site for other purposes.

- viii. Application Ref No.: 137380
Proposal: Planning application to install 2no. rapid electric vehicle charging stations-amendment to 137091 granted 09 February 2018
Location: Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED to support the application and would encourage the environmentally friendly purpose of the application.

- ix. Application Ref No.: 137282
Proposal: Planning application for change of use from office to residential with minor internal and external alterations
Location: 9 Spring Gardens, Gainsborough

RESOLVED to support this application but recommends the bathroom window be glazed with frosted glass.

- x. Application Ref No.: 137373
Proposal: Notification under the Electronic Communications Code Regulations 2003 for 3no. antennas to be replaced and installation of 1no. SAMO equipment cabinet.
Location: Bridge Street Units, Bridge Street, Gainsborough

RESOLVED to note the notification. GTC supports this application but would ask that the development adhere to permitted development principles.

- xi. Application Ref No.: 137393
Proposal: Prior approval to extend dwellinghouse 8m from rear wall of original dwellinghouse, 3.52m to height of eaves of enlarged part of dwellinghouse and 3.52m to highest point of enlarged part of dwellinghouse.
Location: 80 Lea Road, Gainsborough

RESOLVED to support the application but would ask that the development adhere to permitted development principles.

- xii. Application Ref No.: 137402
Proposal: Outline planning application for demolition of existing public house and erection of 16no. apartments with access to be considered and not reserved for subsequent applications
Location: Ropery Inn, 202 Ropery Road, Gainsborough

RESOLVED to recommend refusal of this application. The application is for a development that is out of character for the area and would not correspond with emerging principles of the Gainsborough Neighbourhood Plan.

The Council is concerned about the impact of additional traffic generated on an already busy Ropery Road that is compromised by existing on street parking. Parking arrangements for the development are considered to be inadequate.

5. **DECISION NOTICES** (Paper B, C & D)

- i. Application Ref No.: 136794
Proposal: Planning application for change of use from bed and breakfast guesthouse to dwellinghouse.
Location: Eastbourne House 81 Trinity Street Gainsborough

RESOLVED that Members noted the Decision Notice.

- ii. Application Ref No.: 137091
Proposal: Planning application to install 2no. rapid electric vehicle charging stations
Location: Marshall's Yard, Beaumont Street, Gainsborough

RESOLVED that Members noted the Decision Notice, and the subsequent application.

- iii. Application Ref No.: 136893
Proposal: Planning application for conversion of former store to 2no. apartments, erect 2no. dwellings and 2no. studio flats, to include the demolition of car park roof.
Location: White Hart Hotel, 49 Lord Street, Gainsborough

RESOLVED that Members noted the Decision Notice.

6. **STREET NAMING**

None received.

7. **TREE PRESERVATION ORDERS**

None received.

8. HOUSING ZONE

Nothing to report.

The meeting closed 8.22pm