

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 28 November 2017 at 7:00pm

Present:
Councillor David Dobbie (In the Chair)
Councillor Sharon Hopkinson
Councillor Michael Hopper
Councillor Keith Panter

In Attendance:

Matthew Gleadell Clerk to the Council

Also In Attendance:

Di Krochmal Housing Strategy and Supply Manager at West Lindsey District Council

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor Richard Craig
Councillor Sally Loates (ex-officio)

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 Sharon Hopkinson declared a pecuniary interest in agenda item 4.ii. as the owner of the building to which the planning application relates.

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Tuesday 24 October 2017

RESOLVED that the minutes of the Planning and Development Committee meeting held on Tuesday 24 October 2017 be confirmed and signed as a correct record.

RESOLVED to vary the order of the agenda in accordance with Standing Order 14n in order to take agenda item 9 first in order to allow Di Crockmouth from West Lindsey District Council to speak on this matter and move agenda item 4.ii.to the end of the meeting to allow Councillor Sharon Hopkinson to take full part in the meeting before having to leave the meeting for the item in which she has a pecuniary interest.

9. HOUSING ZONE

Di Krochmal from West Lindsey District Council had attended the meeting to give Councillors an update in relation to housing matters generally including housing zone projects and also the draft housing strategy for West Lindsey which does include a big focus on Gainsborough. Di gave members a very detailed overview of the various projects that West Lindsey have in line and are working on. These were generally noted and accepted by the Town Councillors.

Members did enquire if the document takes due notice of the Neighbourhood Plan and was keen to ensure that the Neighbourhood Plan work and work of West Lindsey District Council correspond.

The Clerk did explain to Di the sorts of housing issues that were being highlighted by members of the public during consultation.

Di was thanked for giving the presentation and it was noted that the housing strategy and the linked implementation strategy are fluid documents and will evolve and adapt as time progresses.

4. PLANNING APPLICATIONS

- i. Application Ref No.: 136937
Proposal: Outline planning application for residential development of up to 750no. dwellings with access to be considered and not reserved for subsequent applications
Location: Land north east of Highfields roundabout, Corringham Road, Gainsborough

RESOLVED as follows:-

1. That it be noted that this development is in line with the local plan.
2. That West Lindsey District Council be encouraged to give serious consideration to appropriate Section 106 measures for the development and that consultation with the Town Council be undertaken to determine the most appropriate areas to which contribution could be made.
3. That the developer be encouraged to engage with the Town Council as early as possible in order to ensure that the development is processing in accordance with the emerging themes of the Neighbourhood Plan.
4. That concerns be raised regarding the impact of the development on the safety of adjoining highways including the Belt Road and the junction of Thorndike Way with Corringham Road and that detailed consideration be given to these matters and appropriate traffic safety measures be installed prior to any occupation on the development.
5. That in line with the Gainsborough emerging Neighbourhood Plan that there needs to be a clear green infrastructure strategy for this development upon which there should be public consultation before being finalised.

- iv. Application Ref No.: 137019
Proposal: Planning application for side and rear extensions
Location: 67 The Pines, Gainsborough

RESOLVED that the application be supported as encourages growing families to remain in occupation in the town.

- v. Application Ref No.: 136983
Proposal: Planning application for subdivision of Unit 5, including removal of landscaping to front of Unit 6.
Location: Unit 5 Bob Rainsforth Way, Gainsborough

RESOLVED that the application be supported on the basis of promoting commercial investment into Gainsborough.

- vi. Application Ref No.: 136751
Proposal: Planning application for proposed multi use games area
Location: Land adjacent to Playground Danes Road Gainsborough

RESOLVED to note the amended block plan for this application.

5. DECISION NOTICES

- i. Application Ref No.: 136541
Proposal: Planning application for proposed temporary change of use to Class D1 of the former Hexadex/Eminox site to house RAF fire fighting vehicles as a museum, incorporating a cafe/memorabilia shop
Location: Eminox Ltd, North Warren Road, Gainsborough

RESOLVED to note the decision made.

- ii. Application Ref No.: 136729
Proposal: Planning application to convert existing garage into bedroom with ensuite, erect new garage, provide both with entrance to main house and provide additional first floor bedroom.
Location: 457 Ropery Road, Gainsborough

RESOLVED to note the decision made.

- iii. Application Ref No.: 136790
Proposal: Application for advertisement consent for 1 no. sign
Location: 17 Spital Terrace, Gainsborough

RESOLVED to note the decision made.

6. STREET NAMING

None received.

7. TREE PRESERVATION ORDERS

None received.

8. PLANNING APPLICATION 136577, LAND OFF HORSLEY DRIVE, GAINSBOROUGH (Paper E)

The Clerk updated Members on the application advising that the deadline for the determination of the above planning application has been extended to 1/11/18. This is, amongst other things, to allow full and proper assessment of the ecological impacts of the proposal including bat surveys at the correct time of year.

10. DRAFT CENTRAL LINCOLNSHIRE DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (Paper F)

Members gave consideration to the document which was duly explained by The Clerk however the Clerk identified that he could not advise on the accuracy of the formulas and values set out in document. The Clerk suggested to the Council may wish ask the Neighbourhood Plan Consultant to review the document on behalf of the Council which members agreed was a good idea although it was noted that there would be a cost to this.

Beyond this, the Council agreed that reference should be made in the document to local planning authorities taken account of Neighbourhood Plans.

RESOLVED to RECOMMEND TO FULL COUNCIL to agree a variation to the proposed use of funds allocated to the Neighbourhood Plan to allow for the Councils Neighbourhood Planning Consultant to review a developer contribution strategy document out for consultation from the Central Lincolnshire planning team and provide a view on its effectiveness and advise if it is appropriate for Gainsborough's future and that from that advice the Clerk and Cllr. Hopper be given devolved power to formulate the Councils response to the Consultation.

Note: Councillor Sharon Hopkinson left the meeting at 8.45 pm

4. PLANNING APPLICATIONS

- ii. 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 the application should be supported. Members were pleased to see an application that would prompt more occupancy in the town centre which it is felt will help to revitalise the night time economy in the town centre. Members also supported the application on the basis the size of the properties are in line with the request of certain properties being made within the Neighbourhood Plan.

- iii. Application Ref No.: 136892
Proposal: Listed building consent 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 there be no objection.

The meeting closed 8.55pm