

## GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Tuesday 29 January 2019 at 7:07pm

**Present:** Councillor David Dobbie (In the Chair)

Councillor Richard Craig (ex-officio)  
Councillor Michael Hopper  
Councillor Keith Panter

**In Attendance:**

Claire Hill Town Clerk  
Rachel Allbones Deputy Clerk

### 1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor Denise Schofield

**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

None received.

### 3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Thursday 20 December 2018

**RESOLVED** that the minutes of the Planning and Development Committee meeting held on Thursday 20 December 2018 be confirmed and signed as a correct record.

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

### 4. PLANNING APPLICATIONS

i. Application Ref No.: 138733  
Proposal: Planning application to erect 115no. dwellings  
Location: Land adjacent Middlefield Lane, Gainsborough

**RESOLVED** that Members **OBJECT** to the application on the grounds that:

- There are insufficient parking spaces allocated per dwelling (as echoed within the response from LCC)
- The number of dwellings is above that allocated in the CLLP

Members seek to ensure that the footpath which adjoins the site is not adversely affected by provision of the new estate.

- ii. Application Ref No.: 138816  
Proposal: Application for advertisement consent for new illuminated fascia, service sign and re-cladding of existing totem  
Location: Dexel Tyre & Auto Centre, 69 Bridge Street, Gainsborough

**RESOLVED** that Members register concerns over unnecessary light pollution and OBJECT to the size of the illuminated sign.

- iii. Application Ref No.: 138829  
Proposal: Planning permission for a dropped kerb  
Location: 8 Riby Close, Gainsborough

**RESOLVED** that Members have no objections to the application.

- iv. Application Ref No.: 138913  
Proposal: Planning application to vary conditions 4, 5 and 6 of planning permission 137509 granted 1 June 2018 re: windows, drawings and opening times.  
Location: 2a Ropery Road, Gainsborough

**RESOLVED** that Members have no objections to the application.

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

- v. Application Ref No.: 138908  
Proposal: Application to vary condition 4 of listed building consent 137508 granted 1 June 2018 re: approved drawings.  
Location: 2a Ropery Road, Gainsborough

**RESOLVED** that Members have no objections to the application.

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

- vi. Application Ref No.: 138883  
Proposal: Planning application for the erection of 14no. dwellings - revised scheme following approval of planning permission 136488.  
Location: Land North and East of Spring Gardens, Gainsborough

**RESOLVED** to raise the same concerns as before: -

- that members consider that the style of development is not in keeping with the character and style of existing developments in the area.
- that members insist upon the original condition of planning application remaining. The Council believes there is a need for town centre accommodation that is adaptable and accessible. Single level living accommodation is in shortage within the town.

- vii. Application Ref No.: 138884  
Proposal: Planning application for demolition of existing buildings and erection of 16no. apartments including landscaping, parking and associated works.  
Location: Ropery Inn, 202 Ropery Road, Gainsborough

**RESOLVED** that Members **OBJECT** to the application on the grounds of increased traffic, insufficient parking, the density is too high for the area being built on and it is not in keeping with the current surrounding architecture.

- viii. Application Ref No.: 138774  
Proposal: Planning application for demolition of existing building, and erection of 5no. dwellings  
Location: The Cedars Residential Home, Morton Terrace, Gainsborough

**RESOLVED** that Members support the application as it complements the surrounding architecture.

- ix. Application Ref No.: PL/0010/19  
Proposal: Listed Building Consent for existing fire alarm system for the building to be replaced and upgraded  
Location: The Old Hall, Parnell Street, Gainsborough

**RESOLVED** that Members support the application.

- x. Application Ref No.: 138865  
Proposal: Planning application for change of use from pub/restaurant to 18no. residential apartments  
Location: The Maltings, 2b Lea Road, Gainsborough

**RESOLVED** that Members support the application.

- xi. Application Ref No.: 138907  
Proposal: Planning application for change of use of land to B8 Use (Storage and Distribution) for Self-Storage Facility  
Location: Plot 4 Somerby Way, Somerby Park, Gainsborough

**RESOLVED** that Members support the application.

- xii. Application Ref No.: 138921  
Proposal: Planning application to vary conditions 1, 2, 3, 6, 11, 19, 20, 21, 22, 24 and 27, and remove conditions 4, 5, 7, 8, 9, 10, 12, 13, 17, 18, 23, 25 and 26, of planning permission 125020 granted 5th July 2011  
Location: Land at Foxby Lane, Gainsborough

**RESOLVED** to defer the application until the next meeting due to the plans not being available from the WLDC Planning Portal.

**5. DECISION NOTICES**

- i. Application Ref No.: 138428  
Proposal: County matters application PL-0100-18 - New seven classroom extension, studio hall, group rooms, ancillary spaces, and refurbishment of the existing group room with associated external works and increased parking.  
Location: Castle Wood Primary Academy, The Avenue, Gainsborough

**RESOLVED** to note the outcome of the application.

**6. STREET NAMING**

None received.

**7. TREE PRESERVATION ORDERS**

None received.

**8. HOUSING ZONE (Paper B)**

Members **NOTED** the paper received.

**9. DRAFT BASSETLAW LOCAL PLAN CONSULTATION (Paper C)**

Members were invited to make responses to the Initial Draft Bassetlaw Plan.

**RESOLVED** that Members raised concerns over the lack of mention of the A631 and any future development of it.

**10. STATEMENT OF COMMUNITY INVOLVEMENT (SCI) – MINERALS AND WASTE (Paper D)**

Members were invited to respond to the consultation by LCC in relation to the draft replacement SCI.

**RESOLVED** that Members raised concerns with regards to the reduction in the audience LCC were targeting, and felt they were taking away democracy from some residents.

**11. GAINSBOROUGH GREEN INFRASTRUCTURE ASSESSMENT (Paper E)**

Members **NOTED** that there will be a Green Infrastructure Assessment report for comment in April 2019.

Meeting concluded at 8:43pm