

GAINSBOROUGH TOWN COUNCIL

MINUTES of a MEETING of the Planning and Development Committee held at Richmond House, Richmond Park, Morton Terrace, Gainsborough on Wednesday 7 January 2015 at 7:00pm

Present: Councillor Barry Coward (Chairman)

Councillor Darren Burr
Councillor Paul Key
Councillor Keith Panter
Councillor Mick Tinker

In Attendance: Clerk to the Council
Nick Ethelstone (West Lindsey District Council)
Penny Sharp (West Lindsey District Council)
County Cllr. John Beaver

1. APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillor David Dobbie
Councillor Ashley Perraton Williams

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

Cllr. Mick Tinker declared a non pecuniary interest in item 4 and 6v as a member of West Lindsey District Council.

Cllr. Paul Key declared a non pecuniary interest in item 4 and 6v as an employee of West Lindsey District Council.

3. MINUTES (Paper A)

i. Minutes of the meeting of Planning and Development held Thursday 27 November 2014

RESOLVED that the minutes of the Planning and Development Committee meeting held on Thursday 27 November 2014 be confirmed and signed as a correct record.

4. PLANNING APPLICATION 132215

Nick Ethelstone and Penny Sharp from West Lindsey District Council gave a presentation to explain their position as regards this application. Following a review of all WLDC land Nick explained that this site was identified for development. With a shortage of bungalows in the town, a bungalow development was considered to be appropriate. WLDC are looking to aid the housing market through the investment. The properties are planned to be lifetime properties with wider doorways to allow ease of access later in life.

Cllr. Beaver was at this point invited to speak in relation to the application. Cllr. Beaver was opposed to the application and stated a number of reasons why he opposes the application. Cllr. Beaver explained his thoughts echoed those of many already living in the vicinity of the site.

The loss of a green open public amenity space was considered to be a big factor in the opposition to the development.

Members asked questions of Nick and Penny which were duly answered accordingly.

The Clerk explained that a member of the public who was unable to attend the meeting had made submissions to the Committee which the Clerk explained largely echoed those stated by Cllr. Beaver.

RESOLVED to make the following formal planning submissions to West Lindsey District Council in relation to the application.

If members of West Lindsey District Council are minded to permit the application to proceed that the following restrictions/conditions should be considered.

1. That the development must remain in the ownership of West Lindsey District Council and not be sold to a Housing Association.
2. That West Lindsey District Council do seek to make suitable investment into the area by way of compensation for the loss of the green open amenity space.
3. Consideration be given to appropriate means of preventing motorbike access at the Southern end of the site to avoid the site becoming a rat run/short cut for motorbikes which may cause noise disruption in the development.
4. That appropriate parking restrictions are in place to maintain adequate turning space for large delivery and refuse vehicles.

5. TOWN PLAN

Cllr. Coward advised members that the initial draft of the Town Plan is now available for Consultation. Cllr. Coward explained the content and structure of the Plan with particular emphasis on the Planning and Spatial elements of it.

6. PLANNING APPLICATIONS

- i. Application Ref No.:
Proposal: Installation of 11.75m high steel frame practice drill tower
Location: Gainsborough Fire Station, Nelson Street, Gainsborough

RESOLVED that there be no objections.

- ii. Application Ref No.: 131988
Proposal: Planning application for conversion of a single dwelling into three flats
Location: 1B Garfield Street Gainsborough

RESOLVED that there be no objections.

Note : Cllr. Key was against this resolution.

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- iii. Application Ref No.: 132172
Proposal: Planning application for new masonry plant room and associated plant
Location: Noble Foods Ltd Corringham Road Gainsborough

RESOLVED that there be no objections.

Note : Cllr. Key expressed particular concerns about smell from the factory.

- iv. Application Ref No.: 132177
Proposal: Planning application for extension to provide additional space off existing bedroom.
Location: The Lawn Summer Hill Gainsborough

RESOLVED that there be no objection.

- v. Application Ref No.: 132215
Proposal: Planning application for the erection of 14no. dwellings
Location: Land South of Corringham Road Between Rosefields and Redman Close, Gainsborough

Please refer to item 4 for details of Resolution.

- vi. Application Ref No.: 132226
Proposal: Planning application to erect two storey side extension
Location: 4 Harrow Close Gainsborough

RESOLVED that there be no objection.

- vii. Application Ref No.: 132240
Proposal: Outline planning application to erect 3no. dwellings with access, layout and scale to be considered.
Location: Hickman Hill Hotel Coxs Hill Gainsborough Lincolnshire DN21 1HH

RESOLVED that there be no objection.

7. DECISION NOTICES

- i. Application Ref No.: 131686
Proposal: Advertisement Consent for 5no. internally illuminated fascia signs, 2no.externally illuminated hanging signs and 2no. post and panel signs for proposed Premier Inn.
Location: Former Sun Hotel 1 North Street Gainsborough Lincolnshire DN21 2HP

The decision was noted by members.

- ii. Application Ref No.: 131493
Proposal: Advertisement consent to display 1no. fascia sign around new ATM point.
Location: 4 Market Place, Gainsborough

The decision was noted by members.

- iii. Application Ref No.: 131495
Proposal: Planning application for installation of an ATM through the glazed shop front
Location: 4 Market Place, Gainsborough

The decision was noted by members.

- iv. Application Ref No.: 131999
Proposal: Planning application to vary condition 11 of planning permission 126488 granted 4 January 2011-extend opening hours
Location: McDonald's Restaurant, 50 Trinity Street, Gainsborough

The decision was noted by members.

- v. Application Ref No.: 131995
Proposal: Reserved matters application for erection of 8no. dwellings following outline planning permission 124663 granted 15 March 2013
Location: Land off Bob Rainsforth Way, Corringham Road, Gainsborough

The decision was noted by members.

8. STREET NAMING

None received.

9. TREE PRESERVATION ORDERS

None received.

10. S106 AGREEMENT

Members considered the s.106 Agreement relating to the Southern Urban Extension off Foxby Lane. The Clerk highlighted that there are large sums of money involved by way of contributions to infrastructure and public amenities to be made by the developer. The Clerk advised members that they should consider seeking to set up a monitoring group with West Lindsey district Council and Lincolnshire County Council to ensure that the agreement is enforced appropriately.

RESOLVED to authorise the Clerk to make arrangements to establish a monitoring committee to be made up of the following individuals.

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Clerk to the Town Council, Chair of Town Council Planning Committee, Ward Member for the area from the Town Council, Chair of West Lindsey Planning Committee, Senior West Lindsey Planning Officer, Lincolnshire County Council Ward Member for the area, Lincolnshire County Council Highways Engineer.

The meeting concluded at 8.54pm

Chairman