



**Guildhall Gainsborough
Lincolnshire DN21 2NA
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This meeting will be recorded and published on the website

AGENDA

**Planning Committee
Wednesday 15 October 2014 at 6.30 pm
The Council Chamber, Guildhall, Gainsborough**

Members:

Councillor Stuart Curtis (Chairman)
Councillor Ian Fleetwood (Vice-Chairman)

Councillors Owen Bierley, Alan Caine, David Cotton,
Richard Doran, Malcolm Leaning, Giles McNeill, Jessie
Milne, Roger Patterson, Judy Rainsforth.

1. Apologies for absence.
2. Public Participation Period. Up to 15 minutes are allowed for public participation. Participants are restricted to 3 minutes each.
3. Minutes.
 - i) Meeting of the Planning Committee held on 17 September 2014, previously circulated.
4. Members' Declarations of Interest.

Members may make any declarations of interest at this point but may also make them at any time during the course of the meeting.

Agendas, Reports and Minutes will be provided upon request in the following formats:

Large Clear Print: Braille: Audio Tape: Native Language

5. Update on Government/Local Changes in Planning Policy

6. Planning Applications for Determination
(Summary attached at Appendix A)
Print herewith PL.09 14/15

PAPER A

7. Proposed Diversion of Part Public Footpath Number 76, Goltho
Print herewith PL.10 14/15

PAPER B

M Gill
Chief Executive
The Guildhall
Gainsborough
7 October 2014

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1. Item 1 – 131507 – Birch Holt Farm, Woodcote Lane, Burton Lincoln

PROPOSAL: Planning application for construction of a solar farm generating up to 20MW and associated works

RECOMMENDED DECISION: That the application be delegated to the Head of Development and Neighbourhoods to Grant subject to the following conditions and the receipt of no objections from NATS

Item 2 – 131496- Land off Middle Street Burton-by-Lincoln

Proposal: Planning application for construction of a 20MW solar farm and associated works

RECOMMENDED DECISION: That the decision to grant planning permission subject to conditions be delegated to the Head of Development and Neighbourhoods subject to the following conditions and subject to the LCC Historic Environment Team confirming in writing that they have no objection to the development proposed.

Item 3 – 130773 – George Hotel 15 Main Road Langworth Lincoln,

PROPOSAL - Outline planning application, including means of access, for up to 36 dwellings, including affordable provision, ancillary convenience store A1, public open space, ecological reserve and landscaping.

RECOMMENDED DECISION: That the decision to grant permission subject to conditions be delegated to the Head of Development and Neighbourhoods upon the signing and completion of a s106 that delivers:-

1. no more than 50% of the dwellings granted by planning permission to be occupied until works to the public house, including creation of the shop, have been completed to the written satisfaction of the council.
2. no more than 60% of the dwellings granted by planning permission shall be occupied until the Shop use has been implemented.
3. implementation of flood mitigation measures before any dwelling granted planning permission being occupied (flood mitigation and drainage works).
4. ecology area and public open space implementation will occur before occupation of no more than 50% of the open market housing.

But subject to:-

- a) a further consultation period of no less than 14 days being undertaken to all previous consultees and representors
- b) the Environment Agency, Internal Drainage Board, Lincolnshire County Highway Authority and Anglian Water raising no objection in writing following consultation
- c) no written objections being received from representors raising new material considerations previously not considered by this Committee.

And that, if the s106 is not completed and signed within 6 months of the date of this Committee, then the application be reported back to the next available Planning Committee for determination following the expiration of the 6 month period.

Item 4 – 131364 – 89 Gainsborough Road Lea Gainsborough

PROPOSAL: Outline planning application for erection of 4no. dwellings-access to be considered and not reserved for subsequent applications

RECOMMENDED DECISION: To delegate authority to the Head of Development and Neighbourhood Services to grant permission subject to conditions and the signing of section 106 agreement securing the following:

A contribution of £48434 towards the provision of affordable housing in Lea

Item 5 – 131768 – Land off Church View Kirkby Cum Osgodby

PROPOSAL: Planning application for erection of two live work units consisting of two dwellings with garages with work space above. Resubmission of Planning Application No.130937

RECOMMENDED DECISION: Refuse permission

Item 6 - 130189 – Land at Stainton Lane Near Stainton By Langworth Lincoln Lincolnshire

PROPOSAL - Planning application for erection of a two storey agricultural Dwelling

RECOMMENDED DECISION: Grant permission subject to conditions