



**Guildhall Gainsborough  
Lincolnshire DN21 2NA  
Tel: 01427 676676 Fax: 01427 675170**

**This meeting will be webcast and published on the Council's website**

**AGENDA**

**Planning Committee  
Wednesday 13 January 2016 at 6.30 pm  
The Council Chamber, Guildhall, Gainsborough**

**Members:**

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

Councillors Owen Bierley, David Bond, David Cotton, Hugo Marfleet, Giles McNeill, Jessie Milne, Roger Patterson, Judy Rainsforth, Thomas Smith, Vacancy.

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.  
Meeting of the Planning Committee held on 16 December 2015, 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.
5. Update on Government/Local Changes in Planning Policy

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

**Large Clear Print: Braille: Audio Tape: Native Language**

6. Planning Applications for Determination  
(Summary attached at Appendix A)  
Print herewith PL.09 15/16 **PAPER A**

7. Planning Appeal 133129  
Print herewith PL.10 15/16 **PAPER B**

8. To note the following determination of appeals:

- i) Appeal by Messrs Clark, Mann & Weldon against the decision of West Lindsey District Council to refuse planning permission for the erection of residential dwellings and class B1 (offices) / D1 (non-residential institutions) on Land off Lodge Lane, Nettleham.

**Appeal Allowed** - See copy letter attached as Appendix Bi.

**Officer Decision** – Refuse

- ii) Appeal by Mr & Mrs K Manterfield-Ivory against the decision of West Lindsey District Council to refuse planning permission for a proposed outline application for two dwellings at Heath Road, Scothern.

**Appeal Allowed** - See copy letter attached as Appendix Bii.

**Officer Decision** – Refuse

M Gill  
Chief Executive  
The Guildhall  
Gainsborough

5 January 2016

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**Large Clear Print: Braille: Audio Tape: Native Language**

## 1 – 132418 – Cherry Willingham

**PROPOSAL:** Outline planning application for erection of 13 dwellings with all matters reserved and the conversion of a barn to a dwelling.

**RECOMMENDED DECISION:** That the decision to grant planning permission, subject to conditions and be delegated to the Chief Operating Officer upon the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- The provision of 25% affordable housing units, 3 dwellings on site and a contribution of and on offsite contribution of £26,638.50.
- The provision of not less than 3% of the total site area dedicated for use as Public Open Space and measures to ensure its ongoing management and maintenance;

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

## 2 – 133351 - Gainsborough

**PROPOSAL:** Outline planning application for the development of up to 80 dwellings - access to be considered and not reserved for subsequent applications on land south of The Belt Road, Gainsborough.

**RECOMMENDED DECISION:** That the decision to grant planning permission, subject to conditions be delegated to the Chief Operating Officer upon the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- The provision of 25% affordable housing units,
- £42,500 for health centre improvements.
- Details of the provision and the management of the open space, a LEAP, highways and surface water drainage systems

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

## 3 – 133413 - Caistor

**PROPOSAL:** Planning application to remove conditions 1 and 2 of planning permission 131272 granted 12 June 2014 - to allow permanent residential use of holiday lodges at Wolds Retreat Holiday Park, Brigg Road, Caistor.

**RECOMMENDED DECISION:** That the decision to grant planning permission, subject to conditions be delegated to the Chief Operating Officer upon the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

1. The provision of an offsite contribution towards affordable housing of £726,510 (Based on the West Lindsey Supplementary Planning Guidance off Site Contributions in Lieu of Affordable Housing (2010 tariff))
2. Delivery of a regular bus service between the site and Caistor Town Centre with details of the proposed frequency to be agreed and measures to ensure the continued operation of the service.
- (3. The provision of a financial contribution towards education.)
- (4. The provision of a financial contribution towards medical services.)

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

#### **4 – 132847 - Nettleham**

**PROPOSAL:** Hybrid planning application for a change of use to provide areas of public open space-sports facilities, including outline planning application for the erection of up to 200 dwellings and associated roads and infrastructure with access to be considered and not reserved for subsequent applications on land off Larch Avenue, Nettleham.

**RECOMMENDED DECISION:** Grant planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- The Developer covenants with West Lindsey District Council to pay West Lindsey District Council ('The Council') the total contribution of £7,400 for all measures identified within the Travel Plan plus a further £5,000 pa for a period of five years for a Travel Plan Co-ordinator.
- To deliver 25% of the housing units (up to 50 dwellings to be a mix of shared equity/affordable rent) as Affordable Housing on site.
- A financial contribution of £451,057 (four hundred and fifty one thousand and fifty seven pounds) towards the enhancement of education facilities within Nettleham.
- A financial contribution of £85,000 (eighty five thousand pounds) towards primary care NHS health facilities within a five mile radius of the application site.
- Future management and maintenance of public open spaces, play areas and surface water drainage scheme via an appropriate management and maintenance regime, to be agreed in writing. This includes the management and maintenance of the part of Nettleham Beck running through the north of the site.
- Provision of Nettleham Beck footpath and amenity area
- The re-profiling of the site to reduce flooding and increase land able to accommodate flood water
- The Developer shall pay the Council, on or before the completion of the Agreement, the proper and reasonable legal costs incurred in connection with the preparation and completion of the Agreement

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

#### **5 – 133559 - Cherry Willingham**

**PROPOSAL:** Planning application to demolish existing outbuildings and erection of 5 dwellings at Walk Farm, Green Lane, Cherry Willingham.

**RECOMMENDED DECISION:** Grant permission subject to conditions

#### **6 - 133433 - Langworth**

**PROPOSAL:** Land north and west of Barlings Lane, Langworth (125 Dwellings, Day Nursery Class D1, Shop Class A1 and associated access roads and open space).

**RECOMMENDED DECISION:** Refuse