



**Guildhall Gainsborough
Lincolnshire DN21 2NA
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This meeting will be webcast and published on the Council's website

AGENDA

**Planning Committee
Wednesday 10 February 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 13 January, 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.11 15/16 **PAPER A**
7. Riverside Gateway Local Development Order Consultation
Print herewith PL.12 15/16 **PAPER B**
8. Pre-consideration site visit by members for planning application 133466 – Land
adjacent to Thorpe Farm, Thorpe Lane, Tealby.
Print herewith PL.13 15/16 **PAPER C**
9. To note the following determination of appeals:
- i) Appeal by Mrs Jenny Whitton against the decision of West Lindsey District Council to refuse planning permission for the erection of a detached single dwelling on land at Upton Road, Kexby.
- Appeal Dismissed** - See copy letter attached as Appendix Bi.
- Officer Decision** – Refuse
- ii) Appeal by Mrs Dana Sitharanjan against the decision of West Lindsey District Council to refuse planning permission for the erection of an extension to nursing home to provide eight ensuite bedrooms, dining room and recreation area at Redcote Residential Home, 23 Gainsborough Road, Lea.
- Appeal Dismissed** - See copy letter attached as Appendix Bii.
- Officer Decision** – Refuse
- iii) Appeal by W E Barton against the decision of West Lindsey District Council to refuse planning permission for the prior approval of proposed change of use of agricultural building to three dwelling houses at Clay Farm, Clay Lane, Gate Burton.
- Appeal Dismissed** - See copy letter attached as Appendix Biii.
- Officer Decision** – Refuse
- iv) Appeal by Mrs Adele Crowther against the decision of West Lindsey District Council to refuse planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted at Skittlestone Cottage, Front Street, Normanby-by-Spital.
- Appeal Dismissed** - See copy letter attached as Appendix Biv.
- Officer Decision** – Refuse

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- v) Appeal by Mr James Cady against the decision of West Lindsey District Council to refuse planning permission for a new code 6 ecological low carbon house, improvement of access and extension to existing lake at 9b Ingham Road, Stow.

Appeal Dismissed - See copy letter attached as Appendix Bv.

Officer Decision – Refuse

M Gill
Chief Executive
The Guildhall
Gainsborough

2 February 2016

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 at Bleak Farm, High Street, Cherry Willingham.

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 six months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the six months.

2 – 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 six months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the six months.

3 – 133559 - Cherry Willingham

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

RECOMMENDED DECISION: Grant permission subject to conditions.

4 - 133237 – Caistor

PROPOSAL: Planning application to erect one dwelling with detached garage rear of 5 Mill Lane, Caistor.

RECOMMENDED DECISION: Grant permission subject to conditions.

5 - 133845 - Gainsborough

PROPOSAL: Planning application for the construction of 7 dwellings - resubmission of previous application 133141, on land off Heynings Close, Knaith Park, Gainsborough.

RECOMMENDED DECISION: Refuse permission.

6 - 133848 - Lea

PROPOSAL: Planning application to erect two storey extension to rear of property at 43 Gainsborough Road, Lea, Gainsborough.

RECOMMENDED DECISION: Grant permission subject to conditions.