

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 4 March 2026 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Jacob Flear (Vice-Chairman)
Councillor John Barrett
Councillor Karen Carless
Councillor Adam Duguid
Councillor Peter Morris
Councillor Roger Patterson
Councillor Jim Snee

In Attendance:
Russell Clarkson Development Management Team Manager
Ian Elliott Development Management Team Leader
Vicky Maplethorpe Development Management Officer
Martha Rees Legal Advisor
Molly Spencer Democratic & Civic Officer

Also in Attendance: 11 members of the public

Apologies: Councillor Matthew Boles
Councillor Tom Smith

Membership: Councillor Roger Patterson was appointed substitute for Councillor Tom Smith

80 PUBLIC PARTICIPATION PERIOD

There was no public participation.

81 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The Chairman advised that there had been an amendment to the minutes since publication. Item 75 in the minutes from the 7 January meeting had originally read "Councillor P. Morris declared a non-pecuniary interest in agenda item 6a, application WL/2024/00898, in that he was the Ward Member for the application and was registered to speak as Ward Member; he stated he would not vote against the application."

The minutes were amended to read "A non-pecuniary interest was declared by Councillor P. Morris in relation to agenda item 6a, application WL/2024/00898, as he was the Ward Member and was registered to speak. He left the Council Chamber for the duration of the item and did not vote."

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 7 January 2026, be confirmed and signed as an accurate record.

82 DECLARATIONS OF INTEREST

A non-pecuniary interest was declared by Councillor K Carless in relation to agenda item 6a, application WL/2025/01244, as she was the Ward Member and was registered to speak. She left the Council Chamber for the duration of the item and did not vote.

83 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members were thanked for attending the previous month's NPPF briefing. It was reported that Officers were working with Lincolnshire colleagues to prepare a response to the Government's deadline of 10 March 2026.

Regarding neighbourhood plans, it was advised that the Saxilby and Ingleby Review examination had been completed, and the examiner's report and decision statement were expected to be published shortly.

For Ingham, the examination was underway and the examiner had issued a clarification note to the Parish Council in relation to elements of their draft plan.

The Grasby and Searby Regulation 16 submission was being consulted on by West Lindsey on behalf of the parish, with the consultation period running until 13 March 2026.

Finally, the Sudbrooke Review had been submitted, with consultation scheduled to run until 7 April 2026.

84 WL/2025/01244 - 80 WALLKERITH ROAD, MORTON, GAINSBOROUGH

It was noted that, within the officer's report on page 15, the planning application history reference WL/2025/957 related to 70 Walkerith Road and not to the application site. The reference had been included due to its proximity to the application site and because it had been submitted by the same applicant. Members were also advised that the extension and garage conversion shown within the presentation photographs had already been completed.

The Officer then introduced the presentation. The application was for a change of use from a dwelling house to a children's home, including a single storey rear extension and the conversion of the existing garage. The location of the application site within Morton, off Walkerith Road, was identified.

The Chairman thanked the Officer for their updates and presentation and welcomed the first speaker Councillor Bruce Allison as Parish Council representative to address the

Committee.

Councillor Allison referred to Sections 1 and 23 of the Central Lincolnshire Local Plan (CLLP) and the Morton Neighbourhood Plan, stating that a children's residential care facility within a Tier 5 village would not provide sufficient facilities for the likely occupants. It was stated that the application focused on the physical alterations to the property rather than on the proposed change of use.

Reference was made to neighbourhood plan policies requiring that development should not adversely affect the amenity of nearby residents, including matters of massing, overlooking, and noise. The speaker noted that Morton predominantly provided facilities for an older population, as set out in paragraph 2.10 of the Morton Neighbourhood Plan, and was considered distinct from Gainsborough.

Concerns were expressed that Morton Playing Field was not accessible during school hours or before 6pm, and that the nearest well-equipped play area was at Richmond Park, approximately 1.5 kilometres from the application site with no safe crossing points. It was further stated that there was no direct transport to the West Lindsey Leisure Centre. The speaker questioned the purpose of local planning policies if the tier system was not adhered to and suggested that allowing the development would create a precedent for similar proposals not supported within a Tier 5 settlement.

Policy 53 of the CLLP was cited, together with Ofsted guidance, noting that children's homes should avoid over-concentration to prevent cumulative adverse impacts on residential areas and local services. It was stated that Morton, with a population of 1,325, already accommodated one children's residential facility, one care home for adults with mental health needs, and two large adult residential care homes. The speaker contended that these existing facilities had not been fully considered within the application.

Reference was also made to Policies 47 and 49 of the Local Plan, which required safe and well-designed access. Walkerith Road was described as a busy route, with locally collected vehicle data indicating over 1,000 vehicle movements per day, speeds averaging 37 mph, and some recorded at up to 73 mph in a 30-mph zone. The speaker stated that Ofsted advised against locating such developments near busy roads.

It was further stated that the proposal required three off-street parking spaces but only provided two. Concerns were raised regarding the proximity of the site to the junction of Nursery Vale and the potential for hazardous on-street parking. Reference was made to complaints about obstruction caused by contractor vehicles during the build phase. The speaker disputed the assumption that an average household would generate three vehicles, noting that the proposed use would attract additional staff and visitors, increasing parking demand, as evidenced at other care establishments in the village.

Finally, reference was made to Section 21 of the CLLP regarding flood risk. It was stated that the flood risk assessment related only to the extension and not to the proposed change of use. The speaker contended that the National Planning Policy Framework required an assessment of the whole building.

The Chairman thanked Councillor Allison for his comments and invited the second speaker, the applicant to address the Committee.

Reference was made to comments from the previous meeting held on 10 December 2025, during which a Member of the Committee had observed that a household in a village could comprise a family with several children and that such circumstances would not constitute a planning matter. The applicant stated that this principle was central to the proposal, asserting that the application was for a family home and that the key planning issue was whether the use would be materially different from any other dwelling in the street. It was highlighted that Officers, including County Council Highways Officers, had concluded that it would not.

The applicant noted that the Officer report confirmed the proposed use would not be dissimilar to a C3 dwelling, with levels of activity, comings and goings, and noise reflective of ordinary family life. The only difference identified was that the home would be regulated and inspected by Ofsted, operating under strict statutory requirements and a higher standard of oversight than a typical private household.

The applicant provided context regarding engagement with neighbours and the Parish Council. It was stated that the Parish Council had been contacted proactively in July 2025, prior to the submission of the application, with an offer to attend a meeting and discuss the proposal. It was reported that although an initial acknowledgement was received, no further contact was made. The applicant stated that it was therefore disappointing to later see comments on the planning portal suggesting a lack of transparency. Evidence of the earlier correspondence was referred to.

The applicant reported meeting two Parish Councillors at an open day at a local school, during which it was suggested that confusion may have arisen between Morton and Marton. The applicant stated that they accepted this explanation and again offered to attend a meeting, including the possibility of an extraordinary meeting, although this invitation was not taken up. Attempts to engage with neighbours were also detailed, including an arranged evening for discussion, which only two residents attended.

Where concerns had been raised, the applicant stated that action had been taken. In relation to drainage, a neighbour had queried capacity, and a drainage report had been commissioned, which identified no issues. The applicant stated that there was no planning basis to suggest that a children's home of this scale would place any greater demand on drainage infrastructure than a typical family dwelling.

Reference was made to concerns raised regarding interpretation of Local Plan policy relating to residential care accommodation. The applicant stated that the policy could not reasonably be interpreted to imply that individuals requiring assistance should be excluded from certain settlements, as this would misapply the policy and risk discriminatory outcomes. Reference was also made to similar proposals in Doncaster and Morton, which had been approved, with the applicant stating that consistency in decision-making was important.

The applicant emphasised that planning decisions must be based on land-use impacts rather than assumptions about future occupants. It was stated that there was no evidence of material harm, and that professional advice supported approval. The home would be carefully managed and subject to regular oversight.

The Chairman thanked the speaker and invited the third speaker, an objector, to address the Committee.

An objector addressed the Committee and advised that they lived adjacent to the application site at 78 Walkerith Road. The speaker raised concerns regarding the cumulative impact of the proposal when considered alongside the existing children's home at 70 Walkerith Road. It was stated that Walkerith Road was a quiet residential street of family homes and that a C2 children's home was not comparable to a typical dwelling due to 24-hour staffing, shift changes, and visits from external professionals.

The speaker expressed concern that these activities would result in disturbance during the night and early mornings, affecting both their own amenity and that of nearby residents, including elderly neighbours. It was stated that the proposal would lead to a change in character from residential to institutional.

The speaker expressed concern about loss of residential amenity, stating that the rear extension overlooked their property and affected privacy within their home and garden. It was felt that increased occupation and staff presence would increase overlooking and general activity. The speaker noted that they had invested significantly in their property and had chosen the location because of its quiet residential character. It was stated that the proposal could affect the value of their property and their willingness to continue investing in it.

Concerns were also raised regarding personal safety and anxiety. The speaker advised that they lived alone for much of the time and felt that the presence of a staffed children's home next door could increase their anxiety and reduce their sense of security. It was stated that peace and safety in their home were important and that the intensified use would affect their day-to-day living conditions.

Highway and access issues were highlighted. The speaker reported that Walkerith Road was narrow and already struggled with access and referred to ongoing issues with

construction vehicles obstructing driveways during the build phase. Evidence was said to be available. It was stated that staff vehicles and visitors would worsen congestion and that emergency access was a concern. The speaker considered the location unsuitable for what they viewed as an intensive use.

Drainage and infrastructure concerns were also raised. The speaker stated that there had been past problems with blocked drains and that Yorkshire Water had previously been required to attend to an issue affecting properties along the road. It was felt that a more intensive residential use would place additional strain on the drainage system, which the speaker did not believe could cope.

Further concerns regarding transparency were raised. The speaker stated that residents had initially been informed that the property would remain a family home. It was alleged that development work had continued after a previous refusal, causing noise and disturbance, and it was suggested that aspects of the build quality warranted scrutiny. The speaker stated they held evidence relating to these matters.

The Chairman thanked the speaker and invited the final speaker Councillor K. Carless to address the Committee.

Councillor Carless addressed the Committee in her capacity as Ward Member. She stated that her comments were made from the perspective of a corporate parent and regarding the safeguarding and wellbeing of vulnerable children. She emphasised the need for the Committee to be confident that the intentions and implications of the proposal would serve the best interests of children who might reside in the property.

Councillor Carless advised that private provider models for children's residential care had been a concern of hers for some time. She noted her experience as a volunteer contact worker in Gainsborough, working with another vulnerable cohort requiring safe and supervised environments. She highlighted that Morton already accommodated two residential elderly care homes and a mental health care facility, all of which were openly established and identifiable within the community. She questioned why the children's home model proposed by the applicant was not similarly identifiable to residents.

Concern was expressed regarding the number of residential properties acquired by the provider, Illuminate Care Group, and by another private provider in the area. Councillor Carless stated that residents should be aware of the presence of such homes within their communities, as local awareness could contribute to safeguarding. She queried the applicant's description of the home as a "traditional family setting," suggesting that a blended family model might be a more accurate term.

Councillor Carless stated that private residential children's homes were part of a wider national model that had been identified as profit-driven, often involving the purchase of small

properties in lower-cost housing areas. She raised concerns that children could be regarded as units of budgetary income, and that financial considerations might lead to selective placement practices. Reference was made to national discussions concerning profit caps for children's home providers.

The financial pressure on local authorities in relation to such models was highlighted, concern was expressed that budgetary challenges were expected to increase. Councillor Carless stated that when a child took up residence in a private model overseen by Ofsted in the district, questions remained as to whether the local authority, as corporate parent, would conduct due diligence. It was considered important to understand whether children placed would be local or from out of area, particularly in relation to safeguarding and transition to new environments.

Councillor Carless stated that private residential models could be approved through local authority processes but questioned whether the Council was satisfied that such models might be expanded across wards without full scrutiny. Councillor Carless stressed that any placement should be made solely with the best interests of the child at the forefront.

Concerns were raised regarding the potential for private providers to cease operations. She asked what emergency contingency arrangements would be in place for children in such circumstances. She also sought clarity on security measures, both inside and outside the property, for the children, staff, and wider community, as well as the emergency planning arrangements with relevant emergency services.

Councillor Carless acknowledged that many of the issues she raised were not material planning considerations. However, she stated that, as a corporate parent, she had a duty to ask such questions on behalf of the children who might reside in the proposed home.

The Chairman thanked Councillor Carless for her comments and with no response from Officers opened for the Committee to debate.

NOTE: Councillor Carless left the meeting at 6.59pm.

In response the Lead Officer outlined that Local Plan policy stated residential care accommodation requiring on-site assistance should normally be located within settlement tiers 1 to 4. Morton was identified as a Tier 5 medium village; however, the Officer advised that, unlike many similar settlements, Morton was contiguous with Gainsborough and benefitted from a wide range of nearby services and facilities. The site was approximately 70 metres from an hourly bus service providing direct access into Gainsborough.

The Officer noted that this served to differentiate Morton from more isolated Tier 5 settlements and formed the basis for the recommendation. In terms of intensity, it was confirmed that number 82 was the only such proposal on the street. Although the applicant

had sought planning permission for extensions at number 70, no application for change of use had been submitted for that property.

A Committee Member considered that, although the site was within a Tier 5 settlement, its immediate proximity to Gainsborough and access to services justified an exception, and the proposal was comparable in scale to a typical family home.

Another Committee Member noted the site's location within flood zone 3A but observed that the building already existed. Matters relating to build quality and works undertaken without approval were regarded as enforcement issues rather than material to the application. Having reviewed the policies, the Member stated they could not identify a defensible planning reason to refuse.

A further Committee Member commented that similar developments elsewhere had operated without issue, and that the proposed occupancy was typical of an ordinary dwelling. Shift patterns and the ages of children were noted to be outside the scope of planning. The Member highlighted the absence of highway objections and that flooding matters had been addressed.

A Member of the Committee expressed unease about the wider principle of children being treated as a "commodity" within private care models. While acknowledging that there were no planning grounds for refusal.

The proposal to accept the Officers recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to the following conditions:

Recommended Conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents:

FF-230-2 Rev A dated July 25

FF-230-3 Rev A dated July 25

FF-230-5 dated July 25

FF-230-7 dated July 25

FF-230-8 Rev A dated July 25

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local.

3. On site staffing numbers shall not exceed 2 other than at shift changeover times and arranged visits and the use shall only provide care accommodation for a maximum of 3 children at any one time.

Reason: In order to maximise the sustainability of the development to accord with the National Planning Policy Framework and local policies S23 and S53 of the Central Lincolnshire Local Plan.

85 WL/2026/00025 - TRINITY ARTS CENTRE, TRINITY STREET GAINSBOROUGH

NOTE: Councillor Carless entered the meeting at 7.10 pm.

The Chairman declared a non-pecuniary interest on behalf of all Members of the Committee in relation to applications WL/2025/00025 and WL/2026/00026, as the applications had been submitted by West Lindsey District Council.

The Officer reported an amendment to condition numbers within the report, noting that this did not alter the substance of the conditions. The Committee was informed that two applications were under consideration: a planning application and a listed building consent application for repair works to the northern boundary wall at the Trinity Arts Centre.

The Officer outlined the location of the works, identifying neighbouring residential properties to the east and a commercial garage to the north. It was explained that gravestones currently situated along the wall would need to be relocated temporarily to a designated storage area as part of the works.

The Officer confirmed that the Conservation Officer had been closely involved throughout and was satisfied with the submitted details. No objections had been received, and the

Parish Council supported the proposal.

An archaeological consultee had suggested a condition; however, the Officer advised that an informative would instead be added to require works to stop should any burial remains be identified.

A Committee Member noted that the matter had been ongoing for some time and welcomed its return for determination. They stated that it was important for the Council to maintain local cultural and heritage assets and considered the repair works necessary.

Another Member of the Committee supported the proposal and commented briefly on the potential cost of the works. They asked whether any significant future increase in costs could be brought back for further consideration. The Chairman advised that financial matters were not planning issues and would fall under the remit of another Committee.

A further Committee Member raised concerns about vegetation and waste within the churchyard area and suggested that this should be addressed alongside the repair works to prevent further structural issues. It was confirmed that an informative could be added to direct the applicant to consider these matters, and that a related note could be referred to the appropriate committee. The same Committee Member queried the future placement of the gravestones currently stored against the wall. It was clarified that the intention was for the stones to be returned to the wall in accordance with the submitted details. The Member raised concerns regarding the potential weight and positioning of the stones.

The proposal to accept the Officer's recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to the following conditions:

Recommended Planning Permission Conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. The works shall follow the "Preparation" and "Stabilisation and Repair Works" as noted in the plans J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990

3. Repair works to the wall shall be completed in strict accordance with the findings of the "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0".

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

4. The rebuilt brickwork shall match the existing brickwork of the wall identified through the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" in respect of dimensions, colour, texture, face bond, and pointing and the rebuilt brickwork shall be constructed as stated within the "Stabilisation and Repair Works", unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

5. Following the partial demolition as shown on drawing J000605-A-DR-0003 Rev 3, any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central

Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- J000605-A-DR-0002 Rev 3
- J000605-A-DR-0003 Rev 3
- PP-14571085v1

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with policies NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan (Made 2021), Local Policy S57 of the Central Lincolnshire Local Plan 2023-2043, the provisions of the National Planning Policy Framework and Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None

Recommended Listed Building Consent Conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

3. The works shall follow the "Preparation" and "Stabilisation and Repair Works" as noted in the plans: J000605-A-DR-0003 Rev 3, unless otherwise approved in writing by

the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The gravestones to be removed, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19.12.2024 Rev 0" shall be stored at the location identified on approved site plan: J000605-A-DR-0002 for the duration of the construction works.

Following the completion of the 'Stabilisation and Repair Works' (as stated on drawing: J000605-A-DR-0003 Rev 3) the removed gravestones, shall be reinstated to their previous recorded positions, as identified within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Gravestones: 19/12/24 Rev 0"

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Repair works to the wall shall be completed in strict accordance with the findings of the Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Dismantling and repair works for the wall shall be completed in strict accordance with the findings of the analysis and the mortar mix as detailed within the Mortar Analysis sheet dated 14.09.2024

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. The rebuilt brickwork shall match the existing brickwork of the wall as detailed within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0", in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section

16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. The following sound materials/features/fixtures forming part of the boundary as shown in the findings within the "Trinity Arts Centre Northern Boundary Wall Photographic Record of Wall: 19.12.24 Rev 0" and "Trinity Arts Centre Northern Boundary Wall Detailed Survey of Defected Material: 19.12.24 Rev 0". shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal.

- Bricks
- Coping stones
- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Demolition work shall be carried out only by hand or by tools held in the hand and not by any power-driven tools.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Following the partial demolition of the wall as shown on drawing: J000605-A-DR-0003 Rev 3, a 1 one square metre sample panel of brickwork demonstrating the quality, materials, bond, mortar, coursing, colour and texture shall be constructed on site for inspection. The Local Planning Authority shall approve the above details of the brickwork in writing prior to the rebuild commencing. The development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until the development is completed.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. Following the partial demolition as shown on drawing: J000605-A-DR-0003 Rev 3, any

new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- J000605-A-DR-0002 Rev 3
- J000605-A-DR-0003 Rev 3
- PP-14571085v1

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

86 WL/2026/00001 - LAND AT NEWTON ON TRENT PLAYING FIELD, HIGH STREET, NEWTON ON TRENT, LINCOLN

The Officer introduced the application for the siting of a portacabin for community use on land at the Newton on Trent playing field. The proposed block plan was presented, showing the intended position of the building, along with the proposed elevations, floor plans and the main dimensions.

It was explained that Parish Councils have permitted development rights for small ancillary

buildings on land that they own. The Officer confirmed that the proposal met the relevant size limits, being under four metres in height and under two hundred cubic metres in volume. The application had been submitted to support funding requirements.

With no comments from Officers or Members of the Committee the proposal to accept the Officers recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and documents: 839-NEW-0413-A1-P01A dated October 2025. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

3. The development shall be carried out in accordance with the mitigation measures outlined in the submitted Flood Risk Assessment dated December 2025.

Reason: To reduce the risk and impact of flooding on the approved development and its occupants in accordance with National Planning Policy Framework and National Planning Policy Guidance and Policy S21 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

4. The portacabin will be the following colour:

- anthracite grey (RAL 7016).

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

86a WL/2025/01086 - FORMER HALIFAX BUILDING, LORD STREET, GAINSBOROUGH

The Officer introduced the application which sought the conversion and change of use of the former Halifax building to create two ground floor retail units, two apartments and one short stay room. The proposed plans were presented, including new shop fronts facing Lord Street and Flag Alley, which were identified as improvements to the appearance of the building.

The Committee was informed that a related listed building consent application had already been determined on 11 February 2026. The Officer also advised that, following discussion with the applicant, condition number two in the agenda pack should be removed if approval was granted.

It was noted that no parking spaces were proposed for the residential units and that policy states flatted development should normally include one space plus a visitor space. The absence of parking meant the proposal represented a departure from the Local Plan and was therefore before the Committee.

Elevation plans and internal layouts were shown, including the proposed green roof to the rear. External photographs were presented, and the Officer explained that internal inspection had revealed that much of the historic fabric had already been altered. The remaining significant elements were mainly the windows. A site visit had been undertaken with the Conservation Officer.

The Chairman thanked the Officer for their presentation and invited the only registered speaker for the application, Mr Tomlinson, the agent for the application to address the Committee.

They explained that the proposal centred on three main objectives: improving the appearance of the building, securing its future sustainability, and delivering an appropriate change of use.

The speaker stated that the works aligned with the Townscape Heritage Initiative identified in 2018. They confirmed that the applicant was committed to reinstating altered historic features, including the granite frontage and window details, to enhance the building's contribution to the conservation area.

In relation to the change of use, the speaker noted that many commercial buildings and

upper floors in town centres were now underused. Government policy supported conversion of such spaces to residential use, and although this building required full permission due to its listed status, the underlying policy intention remained relevant. Bringing the upper floors back into use would increase activity and support the wider town centre.

The speaker also highlighted measures intended to secure the long-term sustainability of the asset. The proposed subdivision of the ground floor would create more lettable commercial units, and the integration of renewable energy systems aimed to reduce reliance on fossil fuels. Modelling indicated the potential for the building to meet a significant proportion of its own energy demand.

The speaker concluded that the scheme would restore and reuse an underutilised listed building, improve its appearance, and deliver environmental benefits.

The Chairman thanked the speaker, and with no Officer response he opened to Members to comment.

A Member of the Committee expressed strong support for the proposal, describing it as an excellent scheme that would bring a vacant building back into use. They noted that the former Halifax building had closed some time ago and welcomed the prompt opportunity to improve the appearance of this prominent site.

Another Committee Member supported the proposal and commented that residential use in town centres was becoming increasingly common and necessary. They considered that the changes would enhance both the building and the wider town centre. The Member hoped that the retail units would be successfully occupied and that the redevelopment would benefit the area.

A further Committee Member stated that the environmental features proposed, including the green roof, were particularly welcome. They stated it would be interesting and positive to see such sustainable measures introduced into a historic building. The Member believed the scheme would enhance the town.

No further comments were made by Officers. The Committee clarified that the listed building consent had already been granted and that this decision related only to the planning application, with condition number two removed.

With no further comments the proposal to accept the Officers recommendations was duly seconded and voted upon. It was therefore agreed that planning permission be **GRANTED** subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following proposed drawings:

- BP-01 dated 10th October 2025 – Block Plan
- BB-01-GF dated 10th October 2025 – Ground Floor Retail Units Plan
- BB-01-1F dated 10th October 2025 – First Floor Plan
- BB-01-2F dated 10th October 2025 – Second Floor Plan
- FELS-1 dated 10th October 2025 - Flag Alley Elevation
- PELS-1 dated 10th October 2025 – Lord Street Elevation
- Rear Elevation dated 10th October 2025
- Inner Courtyard Cross Section dated 10th October 2025

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Prior to installation or works taking place the following details must be submitted to and approved in writing by the Local Planning Authority:

- 1 metre by 1 metre sample panel of brick with a quicklime/hot mortar mix panel, description of joint, profile and finish
- 1 metre by 1 metre sample panel of render with detail on the render mix, final surface texture, the materials and method of installation

All brickwork, render and repointing must be completed in strict accordance with the approved sample panel of brick and render.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the listed building and the site to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Prior to installation full details of all new, replacement or repaired timber windows, timber doors, timber surrounds, or any other joinery to a scale of 1:20, must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- conditions report of all windows and doors
- material
- decorative/protective finish
- cross sections for glazing bars, sills, heads and so forth at a scale of 1:20
- sample sections of the joinery work (glazing bars, sills and so forth) to be used
- method of opening
- method of glazing
- colour scheme

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to installation, details of the following external materials must be submitted to and approved in writing by the Local Planning Authority:

- Sample of the type of roofing material
- Rainwater goods;
- Fascia boards;

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed

buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to the removal of the existing shop front the following must be submitted to and approved in writing by the Local Planning Authority. Details must include the following:

- Method of removing the existing shop front
- Specification of repairs to wall behind the shop front
- materials, decorative/protective finish, cross sections for glazing bars, sills, heads, fascia and stall risers at a scale of 1:20, sample sections of the joinery work (glazing bars, sills and so forth) to be used, method of opening, method of glazing, colour scheme for the new shop front.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the Gainsborough Conservation Area. To preserve the fabric and appearance of the host listed building and setting of the nearby listed buildings to accord with the National Planning Policy Framework and local policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan 2012-2036, NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. No powered tools of any type (for example, air-driven tools; electric angle grinders and so forth) must be used to cut back the masonry joints prior to repointing.

Reason: To ensure all repointing is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. No cleaning of masonry must take place unless it is completed using low pressure (20-100 psi) surface cleaning using a nebulous water spray unless otherwise approved in writing by the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. Prior to the commencement of the cleaning works, a 1 metre by 1 metre test panel must be completed in an inconspicuous place on the building. All cleaning must be completed in strict accordance with the approved test panel and the method used.

Reason: To ensure all cleaning is done using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town

Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to installation, the position, type and method of installation of all internal and external new and/or relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), must be submitted to and approved in writing with the Local Planning Authority. This must include visible installations, or where ducts or other methods of concealment are proposed. The works must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to installation, the position of all solar panels and cable routes must be submitted to and approved in writing by the LPA. The solar panels and cabling must be installed in strict accordance with the approved details.

Reason: To ensure all new and relocated services are installed discreetly and using an appropriate method to accord with the National Planning Policy Framework, local policies S53 and S57 of the Central Lincolnshire Local Plan 2023-2043, policy NPP6, NPP7 and NPP18 of the Gainsborough Town Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. No occupation must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the office and flats identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the retail space or each individual flat and short-term holiday let must take place until their individual drainage has been fully completed in strict accordance with the approved scheme and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023-2043.

Conditions which apply or relate to matters which are to be observed following completion of the development:

12. The short stay holiday let accommodation hereby permitted must only be used as holiday

accommodation and must not be occupied as a person's sole or main place of residents. The owners/operators must maintain an up-to-date register of the names of all occupiers in individual caravans on the site, and of their main home addresses, and must make this information available at all reasonable times to the Local Planning Authority.

Reason: The principle of the holiday let has only been assessed in accordance with relevant visitor facility/business planning policies and not as a person's sole or main place of residents to accord with the National Planning Policy Framework, local policy S43 of the Central Lincolnshire Local Plan 2023-2043 and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

87 DETERMINATION OF APPEALS

With no comments, questions or requirements for a vote the appeal decisions were **DULY NOTED**

88 PLANNING ENFORCEMENT - FORMAL CASE UPDATE

With no comments, questions or requirement for a vote, the Planning Enforcement Report was **NOTED**.

The meeting concluded at 7.46 pm.

Chairman