

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 29 April 2026 commencing at 6.30 pm.

Present:

Councillor Ian Fleetwood (Chairman)
Councillor Jacob Flear (Vice-Chairman)
Councillor John Barrett
Councillor Matthew Boles
Councillor David Dobbie
Councillor Peter Morris
Councillor Tom Smith
Councillor Jim Snee

In Attendance:

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Head of Planning
Danielle Peck	Senior Development Management Officer
Martha Rees	Legal Advisor
Molly Spencer	Democratic & Civic Officer

Apologies: Councillor Sabastian Hague

89 PUBLIC PARTICIPATION PERIOD

There was no public participation.

90 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 4 March 2026, be confirmed and signed as an accurate record.

91 DECLARATIONS OF INTEREST

Councillor Dobbie declared a non-pecuniary interest in application WL/2025/01067 – Ship Court, Silver Street, Gainsborough, as the matter had previously been discussed at Gainsborough Town Council, of which he was a member.

92 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Lead Officer provided an update on recent Government and local changes in planning policy.

Members were advised that the Town and Country Planning (Consultation) (England) Direction 2026 had been issued (see Appendix A, Reference 1). The Direction specified that, where a local planning authority intended to refuse planning permission for a scheme of 150 dwellings or more, the Secretary of State must be consulted. Ministers would then have 21 days to decide whether to exercise their powers to call in the application. The Direction would apply to applications that had not been determined before 11 May 2026.

The Committee was informed that the Government was also consulting on extending consultation with the Secretary of State in additional circumstances (see Appendix A, Reference 2), namely where a local planning authority was minded to refuse planning permission for commercial development with a floorspace of 15,000 square metres or more, certain development relating to nuclear facilities, and residential development within a Detailed Emergency Planning Zone for an Atomic Weapons Establishment where some local planning authorities, though not West Lindsey District Council, were minded to grant permission. The consultation was due to close on 4 May 2026.

Members were further advised that, since the previous meeting, the Government had undertaken a short consultation on a proposed new National Scheme of Delegation (see Appendix A, Reference 3). Information had been circulated to Members, and thanks were expressed to those who had provided feedback for inclusion in the Council's response. The consultation proposed that applications would be split into two tiers. Tier A applications would always be delegated to Officers, unless they were Officer or Member applications, and would include householder development, minor commercial development and residential development of up to nine dwellings. Tier B applications would only be referred to Committee where the nominated Member and nominated Officer agreed, using specified criteria. This tier would include major residential schemes and retrospective applications. It was also proposed that Planning Committees would be limited to 13 Members. The consultation had now closed, and it was anticipated that the National Scheme of Delegation would be introduced in September 2026.

The Lead Officer also outlined proposals relating to planning fees. Members were advised that the Government was consulting on a new national fee structure, based on recovering 90 per cent of estimated costs, together with principles relating to local fee setting and potential caps on locally set fees (see Appendix A, Reference 4). It was noted that full cost recovery was not proposed in order to avoid fees exceeding actual costs for some local planning authorities and to incentivise continued service improvements. Examples of proposed fee changes were highlighted, including increases for householder applications, dwellings and changes of use. The consultation was due to close on 18 May 2026.

Members were also informed of consultations relating to biodiversity net gain. The Government was consulting on proposals to exempt small residential brownfield sites of up to 2.5 hectares from biodiversity net gain requirements (see Appendix A, Reference 5). It was further reported that development sites under 0.2 hectares and temporary developments of up to five years would be exempt, and that the current exemption for self-build and custom build housing would be removed (see Appendix A, Reference 6). These changes were expected to come into force by 31 July 2026.

An update was provided on neighbourhood planning within the district. Members noted the current position in relation to made Neighbourhood Plans, Neighbourhood Plans under review and those at various stages of preparation, examination and consultation. The weighting applied at each stage of the Neighbourhood Plan process was outlined, together with an overview of the number of Neighbourhood Plans made, under review, designated or in preparation, and those identified as potential future Plans.

During discussion, clarification was sought on the requirement to consult the Secretary of State where the authority was minded to refuse major development, and how this would interact with Committee decision making.

The Lead Officer explained that the process would only apply once the authority had resolved to refuse an application. In those circumstances, the Secretary of State would be notified and given 21 days to decide whether to call in the application. Where no call-in was made, the authority would proceed to issue its decision. It was confirmed that the Committee would still make the resolution and that the requirement would apply only to schemes of 150 dwellings or more.

In response to questions on planning fees, it was confirmed that the current consultation focused solely on cost recovery for determining planning applications. Any locally set fees would need to be justified against actual determination costs and would be ringfenced for the development management service. Matters relating to neighbourhood planning costs were not included within the proposals.

Clarification was also provided on proposed biodiversity net gain changes. It was confirmed that the current exemption applied only to self-build and custom build housing of up to nine dwellings. The Government was proposing to remove this exemption where sites exceeded 0.2 hectares, with the intention of reducing the burden on smaller sites while capturing larger schemes.

Reference 1

Town and Country Planning (Consultation) (England) Direction 2026

<https://www.gov.uk/>

Reference 2

Consulting the Secretary of State on planning decisions

<https://www.gov.uk/government/consultations/consulting-the-secretary-of-state-on-planning-decisions/consulting-the-secretary-of-state-on-planning-decisions>

Reference 3

Planning Committee reform: draft regulations and guidance

<https://www.gov.uk/government/consultations/planning-committee-reform-draft-regulations-and-guidance>

Reference 4

Fees for planning applications

<https://www.gov.uk/government/consultations/fees-for-planning-applications>

Reference 5

Biodiversity net gain: considering a targeted exemption for brownfield residential development

<https://www.gov.uk/government/consultations/biodiversity-net-gain-considering-a-targeted-exemption-for-brownfield-residential-development>

Reference 6

Improving the implementation of biodiversity net gain for minor, medium and brownfield development – Government response

<https://www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development/outcome/government-response-and-summary-of-responses>

93 WL/2025/01067 - SHIP COURT, SILVER STREET, GAINSBOROUGH

Consideration was given to planning application WL 2025 01067, relating to the conversion of the Ship Court building to eight apartments. The application was referred to the Committee due to a departure from adopted parking standards.

The Lead Officer presented the application and confirmed that no updates had been received. It was explained that the proposal included five parking spaces, where nine would ordinarily be required to comply with policy. Existing and proposed floor plans and elevations were shown. The building was currently vacant. The proposal comprised 2x one bedroom units at ground floor level, 4x one bedroom units at first floor level and two units at second floor level, one of which would be a two bedroom apartment. External works included repairs to damaged render, replacement of windows and doors and repainting, with the intention of improving the appearance of the building. The unit fronting Silver Street would be re-rendered and would remain in commercial use.

A Member of the Committee stated that the proposal would secure the renovation of a prominent building which had fallen into disrepair and was considered an eyesore. Support was expressed for the application. A question was raised regarding how the proposed parking spaces would be secured for residents. Officers advised that this would likely be controlled through private parking signage.

A Member of the Committee stated that while parking concerns had initially been noted, the Officer's assessment was considered sound. Reference was made to the proximity of nearby short stay parking and support for town centre living.

A Member of the Committee expressed support for the application as part of the regeneration of Gainsborough and welcomed the collaborative working between Officers and the Conservation Officer.

A Member of the Committee queried the practicality of monitoring conditions relating to construction methods, including the use of handheld tools only. The Lead Officer advised that conditions had to be enforceable and proportionate, and that while continuous monitoring was not feasible, reported breaches could be investigated. It was explained that the condition primarily related to minimising noise impacts. Officers further advised that close working with the applicant was ongoing and that the Conservation Officer had been undertaking site visits.

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 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 plans and documents:

Site Location Plan PA-001-A-0-SLP

Site Block Plan PA-002-A-0-SBP

Proposed Elevations PA-101-A-0-GA-PP

Proposed Floor Plans PA-201-A-0-GA-PE

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 to safeguard the fabric and setting of the Grade II Listed Building to accord with the National Planning Policy Framework.

3. Prior to installation, drawings to a scale of 1:20 fully detailing the following new or replacement windows, doors, surrounds, bays, or any other timberwork, including that on the east elevation (shop frontage) must be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details.

- materials;
- decorative/ protective finish;
- cross sections for glazing bars, cills and headers at a scale of 1:10; method of opening;
- method of glazing;
- Notwithstanding the paint specification as shown on the proposed plans- The colour scheme and paint specification to be used on the timber- (See notes to Applicant)

Reason: To ensure that the proposed windows and doors are acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

4. Prior to works any internal or external works to the commercial unit, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior shop front and its features during the building work. The agreed measures shall be carried out in full.

No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the host listed building is preserved during construction works in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

5. Any demolition work shall be carried out by handheld tools. No power-driven tools shall be used.

Reason: To avoid any unnecessary damage to the host listed building in accordance with the Statutory Duty the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

6. The roof tile to be used in the replacement roof shall be Sandtoft Old Hollow 451 un-weathered pantile with a wet lime mortar finish (no cement in the mix) with Tyvek Supro Roofing Membrane as detailed within the updated Heritage Statement.

Reason: The materials are considered appropriate for use on the Listed Building in accordance with the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

7. Prior to installation, a specification for the external render to be used shall be approved in writing by the Local Planning Authority to define:

- mortar mix;
- the number of coats;
- finish and backing material;
- and, relationship to existing finishes and openings.

Reason: To ensure the proposed render is acceptable for the Grade II Listed building in accordance the Statutory Duty and, Policy S57 of the Central Lincolnshire Local Plan and the NPPF.

8. Prior to any bricks being replaced, a sample of the new brick to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: 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 S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to any other works than beyond the required structural repairs to Unit 7 a detailed methodology of the repairs and proposals to protect and conserve the historic fabric shall be submitted to and approved in writing by the Local planning Authority. This shall include photographs detailing the exact extent of fabric impacted and sectional details of the proposed works.

Reason: To allow the Local Planning Authority to ensure that the works are acceptable in relation to the historic fabric of the host listed building to accord with the National Planning Policy Framework and local policies S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to internal works beyond the structural repairs, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason: 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 S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. Full details of 'making good' exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

Reason: 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 S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of

the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Any new or replacement guttering to be used in the development hereby permitted shall be black cast iron unless otherwise agreed in writing with the Local Planning Authority.

Reason: 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 S53 and S57 of the Central Lincolnshire Local Plan and NPP6, NPP7 and NPP18 of the Gainsborough Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

None.

94 DETERMINATION OF APPEALS

There were no determination of appeals.

The meeting concluded at 6.53 pm.

Chairman