

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 27 May 2026 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Moira Westley
Councillor Jacob Flear
Councillor John Barrett
Councillor David Dobbie
Councillor Peter Morris
Councillor Tom Smith
Councillor Jim Snee

In Attendance:
Sally Grindrod-Smith Director Planning, Regeneration & Communities
George Backovic Development Management Team Leader
Vicky Maplethorpe Development Management Officer
Owen Toop Senior Development Management Officer
Martha Rees Legal Advisor
Molly Spencer Democratic & Civic Officer

Apologies: Councillor Matthew Boles
Councillor Adam Duguid
Councillor Sabastian Hague

Membership: Councillor Moira Westley was appointed substitute for Councillor Matthew Boles
Councillor Peter Morris was appointed substitute for Adam Duguid

1 PUBLIC PARTICIPATION PERIOD

There was no public participation.

2 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 29 April 2026, be confirmed and signed as an accurate record.

3 DECLARATIONS OF INTEREST

The Chairman declared a non-pecuniary interest against application WL -2026 -00176 on behalf of all Members of the Planning Committee that the applicant was a West Lindsey District Councillor known to Members. It was confirmed that no lobbying had been received

in respect of this application.

No further declarations were made.

4 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Director for Planning, Regeneration and Communities provided an update on planning committee reforms previously reported to Members. It was noted that the changes were expected to be implemented by 30 September 2026. A consultation response had been submitted and, whilst any amendments to legislation were awaited, preparation work was continuing.

Members were advised that an all-Member briefing would be arranged for the week commencing 13 July 2026. Following this, the Governance and Audit Committee would meet on 21 July 2026 to consider proposed changes to committee responsibilities, the responsibility for functions, and Officer delegations within the Constitution. These matters would then be referred to Full Council for consideration at its meeting on 7 September 2026, enabling implementation ahead of the anticipated commencement date.

It was reported that there had been no additional policy updates or new consultations since the previous meeting. However, reference was made to a recent ministerial address which indicated that significant reform of the planning system remained a government priority. Members of the committee were advised that a revised National Planning Policy Framework was expected to be published during the summer, that regulations concerning a national scheme of delegation were anticipated shortly, and that reforms to the role of statutory consultees were expected to be published prior to the summer recess.

Members were informed that a link to the full ministerial speech would be circulated for information. It was noted that Officers would continue to keep Members informed of developments and any implications for the Authority.

5 WL/2025/01162 - LOUISBERG ROAD, HEMSWELL CLIFF, GAINSBOROUGH

The Committee considered application WL/2025/01162 seeking permission for the conversion of a 3-bedroom dwelling into two 1-bedroom flats.

The Officer introduced the report and provided an update, advising that a typing error on page 16 of the report, should be corrected to read three parking spaces rather than two. The application site and proposed layout were outlined, including the creation of one flat at ground floor level and a second at first floor level. It was confirmed that no external alterations to the property were proposed.

Members were advised that the principal issue for consideration related to parking provision. The existing dwelling did not meet current parking standards, and the proposed

development would also fail to comply with policy requirements. However, it was the Officer's opinion that, whilst there would be a limited increase in demand for parking, this would not result in a significant adverse impact on highway safety or residential amenity. It was noted that parking was available within the surrounding area.

The Committee was informed that Hemswell Cliff Parish Council had submitted an objection, but no representations had been received from neighbouring properties. The proposed flats were considered to meet national space standards and to provide acceptable living conditions for future occupiers.

In the absence of public speakers, the Chairman commented on the application and indicated that he did not consider there to be any significant issues, noting that no objections had been raised by the Highway Authority. The Chairman therefore moved the Officer recommendation for approval.

During discussion, a Member of the Committee sought clarification regarding the parking standards applicable to the development. The Officer explained that the existing 3-bedroom dwelling would typically require 3 parking spaces, whilst the proposed flats would require 1 space per unit plus a visitor allowance to comply with policy.

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:

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. The development shall be carried out in accordance with the following plans:

BD557 A-101 P4 – Proposed Plans and Elevations

BD557 A-101 P2 - Site Location Plan (only)

Reason: To ensure the development proceeds in accordance with the approved plans and

to accord with the National Planning Policy Framework, Policy S53 of the Central Lincolnshire Local Plan 2023 and Policies 1 and 2 of the Hemswell Cliff Neighbourhood Plan 2023.

6 WL/2026/00176 - MAYFIELD, LINWOOD ROAD, MARKET RASEN

The Committee considered application WL/2026/00176 for the installation of ground mounted solar panels on land adjacent to Mayfield, Linwood Road, Market Rasen.

The Lead Officer advised of an update to the report, confirming that condition 3 should be removed and the conditions renumbered.

The Officer presented the application, outlining the site location and proposed development. It was noted that the solar panels would be positioned within a field adjacent to the existing dwelling. The application had been referred to Committee solely because the applicant was a Ward Member.

The Chairman invited the applicant to address the Committee as they had registered to speak; however, the applicant declined.

During discussion, a Member of the Committee noted that the application would ordinarily be determined under delegated powers and proposed that the application be approved. This was seconded.

There being no further debate, 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:

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:

2. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) is submitted to and approved in writing by the local planning authority. The EMEP shall include: -
 - Details of any precautionary method statements for protected species
 - Must include Great crested newt specific mitigation such as sequential site clearance (with presence of a licenced ecologist) followed by newt exclusion fencing during construction and commitment to store all material during

- construction off ground
- Must Include ramping/covering of pits/trenches overnight
- Details of wildlife friendly landscaping/management within the applicant's ownership
 - Must include at least 1 native tree and Tussocky grass seed mixes (managed for amphibians) around and under the solar panels
- Details, specification and location of the following species enhancements incorporated on land within the applicant's control
 - 1x herptile hibernacula

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction and retained as such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

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

3. 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 drawing: RDS 11843 / 10 (C) dated December 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.

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

None.

7 DETERMINATION OF APPEALS

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

The meeting concluded at 6.51 pm.

Chairman