

# **Officers Report**

## **Planning Application No: 140235**

**PROPOSAL:** Planning application for demolition of the former Lindsey Shopping Centre and proposal to develop multiplex cinema, car parking and commercial units in the following use classes, Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class A5 (hot food takeaways) and Class D2 (assembly and leisure), together with associated works.

**LOCATION:** Former Lindsey Shopping Centre Market Place Gainsborough  
Lincolnshire DN21 2BP  
**WARD:** Gainsborough South West  
**WARD MEMBER(S):** Cllr Mrs J A Rainsforth, Cllr T V Young  
**APPLICANT NAME:** Savoy Cinemas Ltd

**TARGET DECISION DATE:** 08/04/2020  
**DEVELOPMENT TYPE:** Major - Other  
**CASE OFFICER:** Rachel Woolass

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### **AMENDMENT TO CONDITION 4 – ARCHAEOLOGY**

The above application was seen at 11<sup>th</sup> November 2020 Planning Committee.

The principle of development was granted subject to the deferral back to officers for an improved design and any other outstanding matters. Conditions, other than plans/designs/materials were agreed with members.

The design work is ongoing along with movement of the scheme and the agent has queried condition 4 which states –

**4.** No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This should consist of set piece archaeological excavation and shall also include the following

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.

4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

**Reason:** To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

As part of the sale agreement, the former Lindsey Shopping Centre will be demolished. However, this condition would require the scheme of archaeological work prior to demolition. Therefore, to allow the seller to demolish and the developer/buyer to commission the archaeological work, it is proposed to amend the condition to the following –

**4.** No development (other than demolition) shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This should consist of set piece archaeological excavation and shall also include the following

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

**Reason:** To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

This would allow only works of demolition to take place and would still require the appropriate archaeological scheme of investigation prior to any further works.