

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 12 November 2025 commencing at 6.30 pm.

Present:

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

In Attendance:

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Development Management Team Manager
Richard Green	Development Management Officer
Martha Rees	Legal Advisor
Molly Spencer	Democratic & Civic Officer

Apologies: Councillor Jim Snee

Also in Attendance: 10 Members of the Public

44 PUBLIC PARTICIPATION PERIOD

There was no public participation.

45 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

Having been proposed and seconded, it was

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 15 October 2025, be confirmed and signed as an accurate record.

46 DECLARATIONS OF INTEREST

A non-pecuniary interest was declared by Councillor Dobbie as a former member of the Liberal Club on Trinity Street. Councillor Dobbie stated that he was familiar with the property and therefore considered it appropriate to declare an interest in relation to the application.

47 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Manager provided a brief update to the Committee. It was reported that the Planning and Infrastructure Bill had its third reading in the House of Lords, and speculation within the planning press suggested that Royal Assent could be

granted by the end of the November 2025. It was noted that many of the amendments tabled in the House of Lords were focused on nature restoration aspects proposed within the Bill.

The Committee was reminded that the Bill intended to empower Natural England to prepare a new type of plan, known as an Environmental Delivery Plan, which would set out strategic actions to address the impact of development on protected sites or species and support nature recovery beyond the current approach.

It was acknowledged that there remained considerable debate regarding the mechanisms for implementation, and the final version of the Bill was awaited.

On a local level, the Committee was advised that the Ingham Neighbourhood Plan was currently at consultation, which would conclude on 21 November 2025.

48 WL/2025/00865 - 17 GAINSBOROUGH SPORTS & SOCIAL CLUB TRINITY STREET, GAINSBOROUGH

The Officer confirmed that the Ward Members for the application were Councillor McGee and Councillor Young, and that they had been notified following the Chairman's briefing. The Officer then proceeded to present the application, which related to the former Sports and Social Club at 17 Trinity Street. The proposal before the Committee was for a change of use to a place of worship, with no external alterations.

The Officer explained that the site was located at the northern end of Trinity Street, to the south of the Tesco Superstore. It was reiterated that all proposed alterations were internal. Photographs of the building were displayed, showing its position on the eastern side of Trinity Street and its wider context.

Internal photographs provided by the applicant were also shown. It was noted that Lincolnshire County Council Archaeology had initially requested a historic building recording; however, upon reviewing the internal photographs, it was determined that no historic features remained, and the original comments were withdrawn.

Further photographs illustrated the internal layout and the surrounding area. The presentation concluded with images showing the site within its wider setting on Trinity Street.

The Chairman thanked the Officer for his presentation and with no registered speakers, opened the floor for discussion.

During the debate, it was noted that Councillor McGee, as Ward Member, had expressed full support for the application but was unable to attend due to illness.

Members acknowledged disappointment at the loss of another hospitality venue, observing that such closures were becoming increasingly common. It was commented that the property had been marketed for a considerable period without success and that the owners were relocating abroad, necessitating the sale.

Members agreed that the choice was between leaving the building vacant or allowing its use for a purpose considered beneficial to the community. Hope Church was recognised as a well-established organisation delivering positive contributions locally, and the application was supported on that basis.

Concerns were raised regarding parking provision. It was noted that although council owned car parks were available nearby, experience suggested that visitors were unlikely to use them, preferring to park on surrounding streets. Members acknowledged that this issue was difficult to resolve but wished to record the concern.

Further discussion took place regarding the historical significance of the building and whether a commemorative plaque should be installed. It was confirmed by the Officer that Lincolnshire County Council Archaeology had withdrawn its original comments following review of internal photographs, and the applicant had declined to include a plaque. It was considered that requiring a commemorative plaque would be desirable rather than necessary and therefore could not be justified as a planning condition. However, it was suggested that an informative note could be added to indicate the Committee's preference and that contact details for relevant organisations could be provided to the applicant.

Members also queried whether the premises licence would be removed. The Chairman clarified that licensing was not part of the planning process and that the licence would lapse once it expired, as the applicant was not expected to renew it.

The Legal Advisor clarified that alcohol licensing was a separate matter from planning. It was explained that the premises currently held a licence with nominated individuals assigned to it. The licence could either be maintained through the appropriate process or surrendered by the applicant if they did not wish to continue with the necessary paperwork.

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 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: Proposed Floor Plans dated August 2025 and Block/Site Location Plans (showing the red line) dated August 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.

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

None.

49 DETERMINATION OF APPEALS

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

The meeting concluded at 6.48 pm.

Chairman