

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 10 January 2018 at 6.30 pm.

PRESENT

R Gamba-Jones (Chairman)  
J Avery (Vice-Chairman)

B Alcock  
D Ashby  
C J T H Brewis  
P E Coupland

L J Eldridge  
R Grocock  
C J Lawton  
J L Reynolds

M D Seymour  
A C Tennant  
J Tyrrell  
P A Williams

In Attendance: Development Manager, Principal Planning Officer, Senior Planning Lawyer, Lead Democratic Services Officer and Democratic Services Officer.

Apologies for absence were received from or on behalf of Councillors H Drury. The Senior Planning Lawyer reported that notification had been received that Councillor Casson was replacing Councillor Drury as a member of the Committee for that meeting only.

Councillor Astill attended the meeting as a ward member.

67. **MINUTES**

The Committee considered the minutes of the meeting held on Wednesday 6 December 2017.

**DECISION**

That the minutes be agreed as a correct record and signed by the Chairman.

68. **DECLARATION OF INTERESTS.**

**Item 6 – HO3-0161-17**

Although Councillor Alcock did not have a Disclosable Pecuniary Interest, in the interest of transparency he declared that he had facilitated meetings on behalf of the applicant/agent/officer relating to this application.

**Item 6 – HO3-0161-17**

Although Councillor Gamba-Jones did not have a Disclosable Pecuniary Interest, in the interest of transparency, he declared that he was a family friend of the brother of the applicant. He stated that he had never met the applicant and therefore did not consider it to be a conflict of interest.

**PLANNING COMMITTEE - 10 January 2018**

**Item 10 – H15-1039-17**

Although Councillor Grocock did not have a Disclosable Pecuniary Interest, in the interest of transparency, he declared that he was the County Councillor for Quadring.

**Items 11 and 12 – H16-1049-17 / H16-1044-17**

Councillor Williams declared that his sons were the applicants for these items and that he would therefore would leave the room for the duration of these items.

69. **QUESTIONS ASKED UNDER THE COUNCIL'S CONSTITUTION (STANDING ORDERS).**

There were no questions asked under the Council's Constitution (Standing Orders).

70. **H23-0440-17**

**Plan No. and Applicant**

H23-0440-17 – Mrs Josephine Bryant

**Proposal**

Full application for the use of land for siting of a mobile home at Hurdletree Bank, Cranesgate North.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.go.uk](http://www.sholland.go.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted for the use of land for siting of a caravan subject to those Conditions listed in Section 9 of this report.

(Moved by Councillor Grocock, seconded by Councillor Avery)

*(Councillor Brewis wished it to be recorded in the minutes that he had voted against the recommendation.)*

71. **H03-0161-17**

**Plan No. and Applicant**

H03-0161-17 – Ray Turner  
Partnership

**Proposal**

Outline planning application with all matters reserved for erection of up to up to 120 dwellings and a village hall at Home Farm, Deeping St Nicholas, Spalding.

**PLANNING COMMITTEE - 10 January 2018**

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

Councillor Gamba-Jones stated that paragraph 7.36 should not be carried forward for consideration. Flexibility regarding the percentage of open space was set as a principle of the Council.

**DECISION:**

That planning permission be granted to the applicant subject to the applicant entering into a Section 106 agreement for the provision of financial contributions to education provision, health provision, one third of the dwellings to be provided as affordable housing and the provision of a village hall and those conditions listed in Section 9.0 of this report.

(Moved by Councillor Alcock, seconded by Councillor Seymour)

Oral representation were received in respect of the above application with the council's scheme of public speaking at Planning Committee meetings.

Supporter – Lewis Smith (Agent)

Councillor Astill, as ward member, spoke in support of the item.

*(Councillor Astill left the room at 7:12pm.)*

72. **H14-0549-17**

**Plan No. and Applicant**

H14-0549-17 – Kirk Homes

**Proposal**

Outline application for residential development of 40 dwellings with access from Surfleet Road, at South: Green Lane/West: Surfleet Road, Pinchbeck, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**PLANNING COMMITTEE - 10 January 2018**

**DECISION:**

That Planning Permission be granted subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units, and the carrying out of further archaeological investigations, and those Conditions listed at Section 9.0 of this report.

(Moved by Councillor Tyrell, seconded by Councillor Grocock)

Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter – Mr James Kirk (Applicant)

73. **H16-0621-17**

**Planning No. and Applicant**

H16-0621-17 – Mr M Wilson

**Proposal**

Outline application for residential development of 9 x 1.5 storey houses at land east: South Drove off Littleworth Drove, Lucks Bridge, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

Approved subject to the carrying out of further archaeological investigations, and those conditions listed at Section 9.0 of this report.

(Moved by Councillor Tyrell, seconded by Councillor Brewis)

74. **H05-0871-17**

**Planning No. and Applicant**

H05-0871-17 – Applegate Homes (Lincs) Ltd

**Proposal**

Full application for demolition of existing site and proposed residential development and associated works (9 dwellings) at Fleet Garden Centre, Fleet Road, Fleet.

**PLANNING COMMITTEE - 10 January 2018**

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be refused for the reasons set at paragraph 9 of the report.

(Moved by Councillor Coupland, seconded by Councillor Seymour)

Oral representations were received in respect of the above application in accordance with the Council's Scheme of public speaking at Planning Committee meetings:

Supporter – Mr Clive Wicks (Agent)

75. **H15-1039-17**

**Planning No. and Applicant**

H15-1039-17 – Mr & Mrs Spridgeon

**Proposals**

Outline application for residential Development of up to 34 Dwellings – resubmission of H15-0289-17 – at land off St Margarets, Quadring, Spalding.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

Approved subject to the applicant entering into a Section 106 agreement for the provision of affordable housing and a financial contribution towards education provision and those conditions listed in Section 9.0 of this report.

(Moved by Councillor Eldridge, seconded by Councillor Tyrell)

*(Councillor Williams left the room at 8:15pm.)*

**PLANNING COMMITTEE - 10 January 2018**

76. **H16-1049-17**

**Planning No. and Applicant**

H16-1049-17 – Mr J Williams

**Proposal**

Full application for second floor rear extension at 48 Cross Street, Spalding.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to those Conditions listed in Section 9.0 of this report.

(Moved by Councillor Avery, seconded by Councillor Casson)

77. **H16-1044-17**

**Planning No. and Applicant**

H16-1044-17 – Mr B Williams

**Proposal**

Full application for two storey extension with solar panels to existing roof at 36 Spring Gardens, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to those Conditions listed in Section 9.0 of this report.

(Moved by Councillor Brewis, seconded by Councillor Seymour)

*(Councillor Williams returned to the room at 8:20pm.)*

**PLANNING COMMITTEE - 10 January 2018**

78. **H16-1083-17**

**Planning No. and Applicant**

H16-1083-17 – Mr Stephen LeFeuvre

**Proposal**

Full application for a single-storey rear extension to create wheelchair accessible bedroom, wetroom and living space at 89 Hereward Road, Spalding.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to those Conditions listed in Section 9.0 of this report.

(Moved by Councillor Eldridge, seconded by Councillor Tyrell)

79. **H04-1085-17**

**Planning No. and Applicant**

H04-1085-17 – Ms Lewis

**Proposal**

Full application for single-storey side extension to create wheelchair accessible wetroom at 15 Ash Court, Donington, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to those Conditions listed in Section 9.0 of this report.

(Moved by Councillor Brewis, seconded by Councillor Casson)

**PLANNING COMMITTEE - 10 January 2018**

80. **H14-1084-17**

**Planning No. and Applicant**

H14-1084-17 - South Holland  
Building Consultancy

**Proposal**

Full application for single-storey rear extension to create wheelchair accessible bedroom and wetroom at 22 Milestone Lane, Pinchbeck, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including his recommendations, copies of which had previously been circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. The debate was not repeated here as Planning Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to those Conditions listed in Section 9.0 of this report.

(Moved by Councillor Seymour, seconded by Councillor Avery)

81. **PLANNING APPEALS**

**ENF-308-14-E04**

Councillor Gambba-Jones thanked the officers for their professionalism in working on these difficult appeals.

**DECISION:**

That the contents of this report be noted.

82. **PLANNING UPDATES.**

There were no planning updates.

83. **ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.**

There were no urgent items.

(The meeting ended at 8.28 pm)

(End of minutes)