

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 19 December 2018 at 6.30 pm.

**PRESENT**

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

B Alcock  
D Ashby  
P E Coupland  
H Drury

R Grocock  
J L Reynolds  
A C Tennant  
J Tyrrell

P A Williams  
J R Astill  
A Casson

In Attendance: Principal Planning Officer, Development Manager, Planning and Building Control Manager, Senior Planning Lawyer and Democratic Services Officer

Apologies for absence were received from or on behalf of Councillors C J T H Brewis, L J Eldridge, C J Lawton and M D Seymour

**76. MINUTES**

Consideration was given to the minutes of the previous meeting of the Planning Committee Held on 14 November 2018.

**AGREED**

That the minutes be signed as a correct record

**77. DECLARATION OF INTERESTS.**

Councillor Alcock had no Designated Pecuniary Interest, but in the interest of transparency declared that, in relation to agenda item 5, he was a member of the Parish Council that represented the area in which the proposed development was situated.

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

There were none

**79. H02-0673-18**

**Planning No. and Applicant**  
H02-0673-18 Ashwood Homes

**Proposal**  
Full application for the erection of 47 dwellings with associated garaging, roads and sewers at the land off Crease Drove, Crowland

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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.

**AGREED**

That permission be granted subject to the applicant entering into a Section 106 agreement for the provision of 7 affordable housing units and financial contributions of £122,633 towards open space and recreation provision for children and young people in Crowland and £14,734 towards secondary education provision at The Deepings School and those Conditions listed at Section 9.0 of the report.

*(Moved by Councillor Grocock, Seconded by Councillor Avery)*

80. **H14-0720-18**

**Planning No. and Applicant**

H14-0720-18 Mr M J Preston & Mrs C L Tidswell

**Proposal**

Outline application for a proposed residential development of up to 96 dwellings at the land off Wardentree 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.

**AGREED**

Authorised to Grant Permission, subject to the applicant entering into a Section 106 agreement relating to the provision of affordable housing, financial contributions to education and health, and those conditions listed at Section 9.0 of this report, in addition to the following amendments;

- Condition 1 time periods to be reduced from three years to two and two years to one.

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- Condition 7 to be reworded to “Before the commencement of development hereby permitted, where the layout for the approval of reserved matters includes any areas of incidental open space, refuse/recycling collection points and parking courts/private drives, details of the landscape management and maintenance schedule for these areas, shall be submitted to, and approved in writing, by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.”
- Condition 9 parts ii) and iii) to be deleted as the Environment Agency confirmed these measures are not required due to the finished floor levels being set at 3.4 m Above Ordnance Datum (AOD).
- Condition 17 to be deleted as a scheme of archaeological investigation has been submitted as part of the application.
- Conditions 18 and 19 to be reworded to reflect the deletion of condition 17.
- A further informative to be added regarding Environmental Services’ comments with regard to refuse/recycling collection.

*(Moved by Councillor Astill, Seconded by Councillor Drury)*

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** – Michael Braithwaite (Agent)

81. **H01-0871-18**

**Planning No. and Applicant**

H01-0871-18 Messrs N & D Bacon &  
Mr B M Drury

**Proposal**

Outline application for a residential development – up to 45 dwellings, including re-alignment of Mill Drove to Stonegate Road Junction at former Station Yard & Croft House Nursery, Mill Drove South, Cowbit

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.

**AGREED**

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That Planning Permission be granted, subject to the applicant entering into a Section 106 agreement for the provision of 25% on-site affordable housing and financial contributions towards education and healthcare, and those Conditions listed at Section 9.0 of the report.

*(Moved by Councillor Grocock, Seconded by Councillor Drury)*

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** – Lee Russell (Agent)

82. **H22-0754-18**

**Planning No. and Applicant**  
H22-0754-18 Mr & Mrs Biehler

**Proposal**  
Outline application for a residential development for 51 dwellings at 163-183 High Road, Weston, 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.

**AGREED**

That planning permission be granted, subject to the applicant entering into a Section 106 agreement relating to the provision of affordable housing and a financial contribution to cater for extra NHS capacity, and those conditions listed at Section 9.0 of the report.

*(Moved by Councillor Grocock, Seconded by Councillor Casson)*

83. **H16-0423-18**

**Planning No. and Applicant**  
H16-0423-18 Mr C Bond

**Proposal**  
Full application for a replacement dwelling following permission for demolition of existing dwelling at 11 Tower Lane, 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.

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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.

**AGREED**

That planning permission be granted, subject to the conditions listed at Section 9.0 of the report

*(Moved by Councillor Drury, Seconded by Councillor Tyrrell)*

**84. H14-0578-18**

**Planning No. and Applicant**

H14-0578-18 Monograms Rentals Ltd

**Proposal**

Full application for the demolition of garage block and erection of two-storey dwelling at the land adjacent to 33 Knight Street, 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.

**AGREED**

That planning permission be granted subject to amendments to conditions. Condition 7 to have " Notwithstanding the submitted details" added , Condition 10 to refer to the Town and Country Planning (General Permitted Development) Order 2015 and a further additional condition requiring the car port to be retained as such, and not be used for any purpose other than the parking of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage, without the grant of further specific planning permission from the Local Planning Authority.

*(Moved by Councillor Drury, 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 J Bowser (applicant)

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**85. H20-1052-18**

**Planning No. and Applicant**

H20-1052-18 Mr & Mrs P Stubley

**Proposal**

Full application for a residential development –  
erection of 4 dwellings off Chapel gate, Sutton St  
James, 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.

**AGREED**

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report.

*(Moved by Councillor Astill, Seconded by Councillor Tyrrell)*

**86. PLANNING UPDATES**

There were none

**87. SOUTH HOLLAND BROWNFIELD LAND REGISTER**

Consideration was given to the report of the Portfolio Holder for Growth and the Portfolio Holder for Place which sought to inform Members of the update to the South Holland District Brownfield Land Register, which will be published on the Council's website.

**AGREED**

That the South Holland Brownfield Land Register 2018 is approved for publication.

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

There were none.

**89. COMMITTEE ARRANGEMENTS**

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The Chairman of the Planning Committee invited members to vote on the proposed arrangement to hold further meetings of the Planning Committee during the day for a trial period of up to May 2019.

The Chairman asked that the present substitutes refrain from voting, leaving the vote to only standing members. In view of this, the Chairman had gathered the opinions of all of the standing members who could not attend this meeting. Out of 4 members who were not in attendance, 2 were in favour of the proposal, and 2 were against the proposal.

Members stated that they felt that the parking provision would be difficult for members of the public during office hours. In addition, they felt that the majority of the public work during the daytime and therefore would find it hard to attend.

The Chairman stated that he felt the move to daytime meetings would satisfy a greater quality of debate as it would allow case officers to be present

**AGREED**

That no change be made and the current arrangements be retained.

(The meeting ended at 9.12 pm)

(End of minutes)