

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 12 February 2020 at 6.30 pm.

PRESENT

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

B Alcock
C J T H Brewis
F Biggadike
H J W Bingham
P E Coupland

H Drury
R Grocock
C J Lawton
G T D Rudkin
M D Seymour

A C Tennant
J Tyrrell
A Casson

The Principal Planning Officer, the Development Manager, the Planning and Building Control Manager, the Senior Planning Lawyer, the Principal Planning Officer and the Democratic Services Officer.

88. APOLOGIES FOR ABSENCE.

There were no apologies.

The Senior Planning Lawyer reported that notification had been received of the following substitutions for this meeting only:

- Councillor A Casson was replacing Councillor A Beal

In relation to item 5 on the agenda, Councillor Beal was in attendance as a ward member and did not have voting rights.

In relation to item 6 on the agenda, Councillor Woolf was in attendance as a ward member and did not have voting rights.

89. MINUTES

Consideration was given to the minutes of the meeting of the Planning Committee held on 15 January 2020.

AGREED:

That the minutes be signed as a correct record.

(Moved by Councillor Seymour , Seconded by Councillor Avery).

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90. DECLARATION OF INTERESTS.

Councillor Alcock stated that he had a pecuniary interest in application H13-1096-19 and would leave the meeting at the item.

Councillor Drury stated that he did not have a Disclosable Pecuniary Interest in application H13-1096-19 but in the interest of transparency he had been lobbied on the application.

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

There were none.

92. H23-0848-19

Planning No. and Applicant

H23-0848-19 Mrs M A Compton

Proposal

Full application for proposed residential gypsy/traveller site at Bleu Raye Farm, Millgate, Whaplode

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.

Update from Principal Planning Officer

Since writing the report a response has been received from SHDC Tree Officer . The Tree Officer considered that none of the trees on the site covered by the application are suitable to be made subject to a Tree Preservation Order and does not raise objection to the application on this basis. However, the wooded area is retained as part of the development, as should the Alders.

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 for a limited period of time following which the recording could be made available by request.

AGREED:

That the application be deferred to clarify the position on the following matters:

1. The location of the pitches and relocation of the caravans in order to assess impact on neighbouring residents;
2. The relocation of the day rooms in order to reduce the impact on neighbouring residents;

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3. A detailed landscaping scheme to be provided to demonstrate how this development would be assimilated visually into the area;
4. Details of the management strategy for the site going forward;
5. Submission of an ecology survey;
6. Revisit the provisions for commercial vehicles and reconsider the 3.5 tonne limit condition in order to preclude commercial activities on the site;
7. The percentage comparison of the application site and the allocation in the SELLP.

(Moved by Councillor Tennant, seconded by Councillor Gambba-Jones).

Councillor Brewis wished it not be noted that he voted against this application.

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 Grant Fixter RDC (Agent, on behalf of Applicant)

Objector: Mr Simon Rummery (Resident)

93. **H13-1096-19**

Planning No. and Applicant

H13-1096-19 Postland Developments
Ltd

Proposal

Reserved matters – Residential development – comprising 58 dwellings and associated works – outline approval H13-0844-17 at Land south: roman Road, Moulton Chapel, 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 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 set out in Section 9.0 of the report.

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(Moved by Councillor Grocock, seconded by Councillor Casson).

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

Objector: Mr Gordon Smith (Agent, on behalf of Applicant)

Councillors Beal and Woolf left the meeting at 21.05.

94. **H02-0889-19**

Planning No. and Applicant

H02-0889-19 Crowland Cranes Ltd

Proposal

S73A Continuation – Change of use of land to crane storage and demonstration area (B2 Use) – approved under H02-0421-17. Modification of Condition 5 to allow external storage/stacking height to change from 2 metres to 5 metres – at Crowland Cranes Ltd, Crease Drove, Crowland.

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.

Update from Principal Planning Officer

A verbal update was given providing further information on the policy context and material considerations to be taken into account in the determination of the application.

Amendments to the wording of conditions 4 and 6 were set out. In condition 4 tested to be replaced by demonstrated and 'and the residential amenity of the occupiers of nearby dwellings' added to the reason. Condition 6 changed to remove reference to the height of storage and 'and the residential amenity of the occupiers of nearby dwellings' added to the reason.

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 for a limited period of time following which the recording could be made available by request.

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AGREED:

That Planning Permission be granted subject to the conditions (with the amended wording to conditions 4 and 6) set out in Section 9.0 of the report.

(Moved by Councillor Alcock, seconded by Councillor Tyrrell).

Councillors Biggadike and Alcock left the meeting at 21.24.

95. **H02-0020-20**

Planning No. and Applicant

H02-0020-20 Ruthkay Ltd

Proposal

Full application for proposed self-storage facility (B8 Use Class) including secure compound access and parking and removal of existing dilapidated industrial building at James Road, Crowland, Lincs.

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.

Update from Development Manager

Since the report was written, representation had been received from the Parish Council raising no objections, and an objection from a local resident on the grounds of light and noise pollution.

It was recommended that an additional condition be imposed requiring details of any lighting to be installed to be submitted and agreed prior to installation.

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 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 set out in Section 9.0 of the report and the additional condition regarding lighting.

(Moved by Councillor Seymour, seconded by Councillor Drury).

Councillor Alcock returned to the meeting at 21.30 .

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96. **H23-1206-19**

Planning No. and Applicant

H23-1206-19 Mrs F Bowers

Proposal

Full application for single-storey flat roof side extension at 3 Randall Bank, Moulton Eaugate, 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 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 set out in Section 9.0 of the report.

(Moved by Councillor Tyrrell, seconded by Councillor Casson).

97. **H19-1198-19**

Planning No. and Applicant

H19-1198-19 Mr John Cook

Proposal

Full application for rear single-storey extension at 9 Coronation Avenue, Throckenholt, 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 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 set out in Section 9.0 of the report.

(Moved by Councillor Seymour, seconded by Councillor Brewis).

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98. APPEALS

Members considered the report of the Development Manager which provided an update on recent Appeal Decisions.

AGREED:

That the report be noted.

99. PLANNING UPDATES.

Consideration was given to the report of the Development Manager which reported on the conclusions of the Performance Monitoring Panel, and invited the Committee to submit any comments back to the Panel.

AGREED:

That the report be noted.

100. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.

There were none.

(The meeting ended at 9.42 pm)

(End of minutes)