

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Function Room, South Holland Centre, Market Place, Spalding, Lincolnshire, PE11 1SS, on Wednesday, 21 July 2021 at 6.30 pm.

**PRESENT**

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

B Alcock  
P E Coupland  
R Grocock

C J Lawton  
A C Tennant  
J L King

A M Newton  
N H Pepper  
S C Walsh

In Attendance: The Head of Planning, the Development Manager, the Senior Planning Lawyer and the Lead Electoral Officer.

Apologies for absence were received from or on behalf of Councillors A C Beal, P A Redgate, M D Seymour and J Tyrrell.

**1. APOLOGIES FOR ABSENCE.**

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

- Councillor J L King was replacing Councillor H J W Bingham
- Councillor A M Newton was replacing Councillor C J T H Brewis
- Councillor N H Pepper was replacing Councillor A R Woolf
- Councillor S C Walsh was replacing Councillor G T D Rudkin

**2. MINUTES**

Consideration was given to the minutes of the meeting held on 29 April 2021.

**AGREED:**

That the minutes be signed as a correct record.

**3. DECLARATION OF INTERESTS.**

There were none.

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

There were none.

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**5. NATIONAL PLANNING POLICY FRAMEWORK UPDATE**

The Head of Planning reported to the Committee that the previous day, the Government had published a new National Planning Policy Framework, which was now a material consideration for planning decisions. Officers had reviewed the new Policy Framework and were of the view that there were no material changes that would affect the considerations and recommendations within the reports under consideration at the meeting. However, following the meeting, and before any decision were formally issued, officers would undertake a further review, and if they were of the opinion that anything had materially changed, the applications would return to the Committee for consideration. It was not foreseen that this would be necessary.

**6. H22-1135-20**

<u>Planning No. and Applicant</u>	<u>Proposal</u>
H22-1135-20 Persimmon Homes	Full application for residential development for the erection of 150 dwellings and associated open space and infrastructure at land to the North West of 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, in line with the Democratic Services Privacy Notice.

Name	For	Against	Abstain
Councillor Alcock	✓		
Councillor Avery	✓		
Councillor Coupland	✓		
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor King	✓		

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Councillor Lawton	✓		
Councillor Newton	✓		
Councillor Pepper	✓		
Councillor Tennant		✓	
Councillor Walsh	✓		

**AGREED:**

That the application be deferred for officers to negotiate with the developer amendments in line with the recommendations of the Committee – namely concerns regarding the number of private drives, the siting of bin collection points and car parking arrangements.

*(Moved by Councillor Alcock and Seconded by Councillor Walsh)*

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:** Katie Dowling (Applicant's Agent)

**Objector** – Chris Dicks (Resident)

**7. H17-0793-20**

<u>Planning No. and Applicant</u>	<u>Proposal</u>
H17-0793-20 Ashwood Homes	Full application for residential development of 75 dwellings, with associated garages, roads and sewers at land off Sunnydale Close, Surfleet, 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, in line with the Democratic Services Privacy Notice.

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Name	For	Against	Abstain
Councillor Alcock		✓	
Councillor Avery		✓	
Councillor Coupland		✓	
Councillor Gambba-Jones		✓	
Councillor Grocock		✓	
Councillor King		✓	
Councillor Lawton		✓	
Councillor Newton		✓	
Councillor Pepper		✓	
Councillor Tennant		✓	
Councillor Walsh		✓	

**AGREED:**

That the application be refused for the reason that a significant proportion of the application site is located in the countryside as defined in Policy 1 of the South East Lincolnshire Local Plan (2019). The Council currently has a demonstrable 5-year supply of deliverable housing sites. As such, the presumption in favour of sustainable development enshrined in the National Planning Policy Framework does not apply in this instance. The applicant has not sufficiently proven that the element of the proposal located in the countryside is necessary in that location. The application is therefore contrary to Policy 1 of the South East Lincolnshire Local Plan and the provisions of the NPPF 2021.

*(Moved by Councillor Gambba-Jones, Seconded by Councillor Grocock).*

**8. H15-0538-21**

<u>Planning No. and Applicant</u>	<u>Proposal</u>
H15-0538-21 – Crossroads Nurseries Ltd	Modification of 106 Agreement relating to adjustment (deferral) of affordable housing, education contribution and health care facilities contribution (H15-1207-18)

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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, in line with the Democratic Services Privacy Notice.

Name	For	Against	Abstain
Councillor Alcock	✓		
Councillor Avery	✓		
Councillor Coupland	✓		
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor King	✓		
Councillor Lawton	✓		
Councillor Newton	✓		
Councillor Pepper	✓		
Councillor Tennant	✓		
Councillor Walsh	✓		

**AGREED:**

That, subject to the applicant entering into a Deed of Variation, the modifications to the original Section 106 agreement be approved.

*(Moved by Councillor Tennant, Seconded by Councillor Walsh).*

9. **APPEALS**

Councillors considered the report of the Development manager which provided an update on recent appeal decisions.

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**AGREED:**

That the report be noted.

10. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.36 pm)

(End of minutes)