

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

PRESENT

J Avery (Chairman)

B Alcock
A C Beal
H J W Bingham
C J T H Brewis
P E Coupland

C J Lawton
P A Redgate
G T D Rudkin
A C Tennant
J Tyrrell

A R Woolf
J R Astill
A Casson

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

12. APOLOGIES FOR ABSENCE.

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

- Councillor A Casson was replacing Councillor M Seymour
- Councillor J Astill was replacing Councillor R Gambba-Jones

13. MINUTES

Consideration was given to the minutes of the meeting held on 21 July 2021.

AGREED:

That the minutes be signed as a correct record.

14. DECLARATION OF INTERESTS.

Councillors Bingham, Beal and Lawton all confirmed that had been lobbied on both items 5 and 7.

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

There were none.

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16. **H22-1135-20**

Planning No. and Applicant

H22-1135-20 Persimmon Homes

Proposal

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 for a limited period of time following which the recording could be made available by request, in line with the Democratic Services Privacy Notice.

Councillor Casson spoke on this item as a Ward Member and therefore did not vote.

AGREED:

That the application be refused on the grounds that the design of the proposal, by virtue of visual amenity concerns arising from the number of private drives and bin collection points included in the layout, is considered to be inappropriate to the local area and fails to maximise opportunities for improving the character and quality of the area and therefore does not accord with Policy 3 of the South East Lincolnshire Local Plan (2019), which amongst other things states design which is inappropriate to the local area will not be acceptable and paragraph 134 of the National Planning Policy Framework, 2021, which states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design contained in the National Design Guide and National Model Design Code.

(Moved by Councillor Woolf and Seconded by Councillor Beal)

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 and Chairman of Weston Parish Council)

Objector: The Rt Hon Sir John Hayes CBE MP (Non-statutory Consultee)

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17. H02-0095-21 - WITHDRAWN FROM AGENDA

Planning No. and Applicant

H02-0095-21 Recharge Roadside Services Ltd

Proposal

Full application for proposed roadside services and recharge centre comprising eight pump petrol filling station and six HGV pumps with canopies, retail (Class E(a), sandwich servery (Class E(a), drive thru coffee shop (Class E (b), restaurant/café (Class E(b), toilets and shower facilities, two electric charging points, HGV parking area (61 spaces), new vehicular access/egress, security fencing, parking and landscaping at Land to the South of James Road, North of A16 Crowland.

The Chairman reported that this item had been withdrawn from the agenda.

18. H15-1023-20

Planning No. and Applicant

H15-1023-20 J B Robinson & Son

Proposal

Full application for change of use of agricultural coldstore to mixed agricultural coldstore and storage of third party agricultural produce at Providence House, North Drove, Quadring Fen.

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, in line with the Democratic Services Privacy Notice.

AGREED:

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

(Moved by Councillor Bingham and Seconded by Councillor Lawton)

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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: Lewis Smith (Applicant's Agent)

Objector: Joanna Gadd (Resident)

19. **H17-0566-20**

Planning No. and Applicant

H17-0566-20 Mr N Bond

Proposal

Full application for conversion of existing hotel into 6 self contained residential flat at The Riverside Hotel, 123 Station Road, Surfleet

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, in line with the Democratic Services Privacy Notice.

AGREED:

That the permission be refused subject to the conditions listed at Section 9.0 of the report.

(Moved by Councillor Avery and Seconded by Councillor Beal)

(Councillor Brewis wished it to be recorded that he voted against the decision)

20. **APPEALS**

Consideration was given to the report of the Development Manager which provided an update on recent appeal decisions.

AGREED:

That the report be noted.

21. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.42 pm)

(End of minutes)