

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Function Hall, South Holland Centre, Market Place, Spalding, PE11 1SS, on Wednesday, 12 January 2022 at 6.30 pm.

**PRESENT**

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

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

R Grocock  
C J Lawton  
P A Redgate  
G T D Rudkin  
J Tyrrell

S C Walsh  
A R Woolf  
R A Gibson

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

41. **APOLOGIES FOR ABSENCE.**

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

- Councillor R Gibson was replacing Councillor A Tennant

42. **MINUTES**

Consideration was given to the minutes of the meeting held on 10 November 2021.

**AGREED:**

That the minutes be signed as a correct record.

43. **DECLARATION OF INTERESTS.**

Councillor Woolf confirmed that his employer had business relations with the applicant at agenda item 7 and would therefore leave the room for the entirety of that item.

Councillor Alcock confirmed that the agent at agenda item 9 had done some work for his family and therefore he would leave the room for the entirety of that item.

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

There were none.

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45. **H06-0772-21**

**Planning No. and Applicant**

H06-0772-21 Mr J Rooney

**Proposal**

Full application for change of use from agricultural land to provide 5 Gypsy/Traveller family pitches, each having a static mobile home, a dayroom, parking for a tourer and two vehicle spaces, together with a treatment plant, laying of hardstanding, and associated works – part retrospective.

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.

**AGREED:**

That the permission be refused for the reasons listed at Section 9.0 of the report.

*(Moved by Councillor Tyrrell and Seconded by Councillor Brewis)*

46. **H09-0613-21**

**Planning No. and Applicant**

H09-0613-21 Ashwood Homes

**Proposal**

Full application for residential development of 81 dwellings, associated garaging, roads and sewers

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.

**AGREED:**

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That the permission be granted subject to the applicant entering into a Section 106 agreement to secure the delivery of 9 no. affordable dwellings of the mix set out in the report, an education contribution of £404,337 and an NHS contribution of £54,460, and the conditions listed at Section 9.0 of this report.

*(Moved by Councillor Tyrrell and Seconded by Councillor Avery)*

47. **H16-0959-21**

**Planning No. and Applicant**

H16-0959-21 Naylor Farms

**Proposal**

Full application for demolition of existing buildings and construction of a new plant based protein extraction facility and ancillary office space together with landscaping, SuDs features, car park and associated infrastructure

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.

All Members confirmed that they had been lobbied on this item.

**AGREED:**

That the permission be granted subject to the conditions listed at Section 9.0 of the report and delegated authority be given to officers to add further conditions to seek to protect the amenity of properties to the north and north-west of the site in respect of further landscaping, boundary treatment measures and the transport of workers to the site.

*(Moved by Councillor Coupland and 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:** Simon Naylor (Applicant)

**Objector:** Tracy Wilkinson (Resident)

*Councillor Woolf returned to the meeting following the consideration of this item.*

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48. **H05-0982-21**

**Planning No. and Applicant**

H05-0982-21 Mr G Franklin

**Proposal**

Full application for proposed agricultural produce store – re-submission of H05-0851-20

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.

**AGREED:**

That the permission be granted subject to the conditions listed at Section 9.0 of the report, subject to condition 4 requiring the initial tree planting to be of taller specimens in order to provide screening to the adjacent property.

*(Moved by Councillor Tyrrell and Seconded by Councillor Gambba-Jones)*

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 Lewis Smith (Agent on behalf of Applicant)

**Objector:** Richard Lane (Resident)

*Councillor Alcock left the meeting at 20.43pm*

49. **H05-1038-21**

**Planning No. and Applicant**

H05-1038-21 Mr & Mrs A Verrells

**Proposal**

Full application for conversion, partial demolition and extension of barn into a new dwelling

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

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[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.

**AGREED:**

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

*(Moved by Councillor Lawton and Seconded by Councillor Redgate)*

50. **H09-0978-21**

**Planning No. and Applicant**

H09-0978-21 Mrs J Harris

**Proposal**

Full application for change of use of former 'Pop In Centre' to retail and coffee shop (eat in)

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.

**AGREED:**

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

*(Moved by Councillor Brewis and Seconded by Councillor Beal)*

51. **APPEALS**

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

**AGREED:**

That the report be noted.

52. **PLANNING UPDATES.**

There were none.

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

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There were none.

(The meeting ended at 8.49 pm)

(End of minutes)