

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Function Hall, South Holland Centre, Market Place, Spalding, PE11 1SS, on Wednesday, 9 March 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  
A C Tennant  
S C Walsh

A R Woolf  
A Casson  
J L King

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

**66. 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 J Tyrrell
- Councillor J King was replacing Councillor G Rudkin

**67. MINUTES**

Consideration was given to the minutes of the meeting held on 9 February 2022.

**AGREED:**

That the minutes be signed as a correct record.

**68. DECLARATION OF INTERESTS.**

Councillors Grocock and Coupland both declared an interest in agenda items 11 and 12 as they fell under their Portfolio and therefore, they would both leave the room for these items.

Cllrs Beal, Redgate, Alcock and Avery all confirmed that they had been lobbied on a number of agenda items.

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

There were none.

**70. H17-0898-21 - WITHDRAWN FROM AGENDA**

**PLANNING COMMITTEE - 9 March 2022**

**Planning No. and Applicant**

H17-0898-21 Mr G J K & Mrs K F Swindells

**Proposal**

Full application for proposed change of use of The Mermaid Inn to five apartments, the erection of three detached dwellings, associated demolition and alteration to existing access off Stockhouse Lane

The Chairman reported that this item had been withdrawn from the agenda.

71. **H09-1094-21**

**Planning No. and Applicant**

H09-1094-21 Mr D & A Rulewski

**Proposal**

Full application for erection of 4 detached dwellings, 1 detached garage and demolition of existing bungalow.

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 permission be refused due to the siting and scale of the proposed house on Plot 1 resulting in an overbearing impact upon the adjacent property contrary to Policy 3 of the SELLP.~~

As amended at 18 May 2022 Planning Committee Meeting:

In the opinion of the Local Planning Authority the design, scale and position of the proposed house on plot 1 would, due to loss of daylight and sunlight, have an unacceptable impact upon the adjacent residential property to the west and as such would materially harm the amenity of its occupiers.

The proposal is therefore contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), which set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users

**PLANNING COMMITTEE - 9 March 2022**

*(Moved by Councillor Brewis 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:** Adam Rulewski (Applicant)

**Objector:** Jason Webster (Resident)

72. **H22-1064-21**

**Planning No. and Applicant**

H22-1064-21 Scottpark  
Developments Ltd.

**Proposal**

Full application for residential  
development – Erection of 3  
Dwellings including demolition of  
existing building

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.

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

**AGREED:**

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

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

73. **H22-1249-21**

**Planning No. and Applicant**

H22-1249-21 Persimmon Homes  
East Midlands

**Proposal**

Full application for residential  
development for the erection of 150  
dwellings and associated open  
space and infrastructure – re-  
submission of H22-1135-20

**PLANNING COMMITTEE - 9 March 2022**

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.

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

**AGREED:**

That permission be granted subject to the applicant entering into a Section 106 Agreement to secure the delivery of 38 affordable dwellings of the mix set out within the report, an education contribution of £582,992 an NHS contribution of £99,000 and a Parish Council contribution of £108,000, and those conditions listed at Section 9.0 of the report along with a condition to include edge lane fencing as part of the management company terms.

*(Moved by Councillor Tennant 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)

**Objector:** Chris Dicks (Resident)

**Objector:** Sir John Hayes MP (Non-statutory consultee)

74. **H23-0755-21**

**Planning No. and Applicant**

H23-0755-21 Mundicao Kennels

**Proposal**

S73A Continuation application for change of use from agricultural, business and residential to kennels and dog training including new kennels, conversion of container into reception and conversion of garage into food preparation & storage – approved under H23-0313-20. Removal of condition 1 to remove time limit.

**PLANNING COMMITTEE - 9 March 2022**

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 a further temporary permission be granted for a period of 12 months.

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

75. **H02-0003-22**

**Planning No. and Applicant**

H02-0003-22 Mr C Bell

**Proposal**

Full application for erection of 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 [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 permission be granted subject those conditions listed at Section 9.0 of the report.

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

76. **H16-0084-22**

**Planning No. and Applicant**

H16-0084-22 South Holland District Council

**Proposal**

Full application for removal of sliding timber gate, 20<sup>th</sup> Century timber door & panelling, repairs to brickwork & installation of new gates to boundary wall on east side of site.

**PLANNING COMMITTEE - 9 March 2022**

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

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

**77. H16-0085-22**

**Planning No. and Applicant**

H16-0084-22 South Holland District Council

**Proposal**

Listed building application for removal of sliding timber gate, 20<sup>th</sup> Century timber door & panelling, repairs to brickwork & installation of new gates to boundary wall on east side of site.

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 Listed Building Consent be granted subject those conditions listed at Section 9.0 of the report.

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

**78. SOUTH HOLLAND DISTRICT BROWNFIELD LAND REGISTER 2021**

Consideration was given to the report of the Head of Planning which sought to inform Members of the update to the South Holland District Brownfield Register, which would be published on the Council's website.

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**AGREED:**

That the South Holland Brownfield Land Register 2021 is approved for publication.

79. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.21pm)

(End of minutes)