

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 7 September 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
C J Lawton
P A Redgate
G T D Rudkin

J Tyrrell
S C Walsh
A Casson
J L King

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

48. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor R Grocock

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

- Councillor A Casson was replacing Councillor A Woolf
- Councillor J King was replacing Councillor A Tennant

49. MINUTES

Consideration was given to the minutes of the meeting held on 20 July 2022.

AGREED:

That the minutes be signed as a correct record.

50. DECLARATION OF INTERESTS.

There were none.

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

There were none.

52. H09-0307-22

Planning No. and Applicant

H09-0307-22 J Belsham, D Woods
& S Dawson

Proposal

Full application for residential
development – Erection of dwelling

**PLANNING COMMITTEE - 7 September
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 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 set out at Section 9.0 of the report.

(Moved by Councillor Tyrrell and Seconded by Councillor Avery)

53. **H08-0964-21**

Planning No. and Applicant

H08-0964-21 Ms S Goodenough

Proposal

Outline application for demolition of public house and outline permission for residential

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 set out at Section 9.0 of the report.

(Moved by Councillor Lawton and Seconded by Councillor Bingham)

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

Supporter: Lucy Stevens (Daughter on behalf of the Applicant)

54. **H16-1327-21**

**PLANNING COMMITTEE - 7 September
2022**

Planning No. and Applicant

H16-1327-21 Spalding Energy Park
Ltd.

Proposal

Full application for construction and operation of an unmanned Battery Energy Storage System ('BESS') with a power capacity of up to 550 megawatt ('MW') with associated works including control and protection systems, power conversion systems (and associated transformers), temperature regulation systems, a main step-up transformer (s) and switchgear, welfare facilities, electrical cabling and electrical connection, and other associated works.

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 set out at Section 9.0 of the report and the completion of a Section 106 agreement requiring financial contributions towards cycleways and footways, apprenticeships and related education contribution, town centre improvements and biodiversity enhancements.

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

55. **H02-0336-22**

Planning No. and Applicant

H02-0336-22 Ashwood Homes

Proposal

S73A Continuation application for proposed residential development, replacement allotments and new cemetery, including woodland burial plots, associated infrastructure and new accesses – approved under H02-0586-21. Modification of Condition 1 to allow amendments to

PLANNING COMMITTEE - 7 September
2022

previously approved plans.

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 set out at Section 9.0 of the report.

(Moved by Councillor Avery and Seconded by Councillor Lawton)

56. **H09-0575-22**

Planning No. and Applicant

H09-0575-22 Mr D & A Rulewski

Proposal

Full application for erection of four detached dwellings, one detached garage and demolition of existing bungalow – re-submission of H09-1094-21

The Chairman advised that this item had been withdrawn.

57. **H04-0130-22**

Planning No. and Applicant

H04-0130-22 Wray Trading Ltd.

Proposal

Full application for erection of 6 No. poultry houses 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 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 King spoke on this item as a ward member and therefore did not vote.

**PLANNING COMMITTEE - 7 September
2022**

AGREED:

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

(Moved by Councillor Gambba-Jones and Seconded by Councillor Lawton)

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

Supporter: Ian Pick (Agent on behalf of Applicant)

Objector: Kev Bunn (Resident)

58. **H12-0598-22**

Planning No. and Applicant

H12-0598-22 Mr M Ludlam

Proposal

Full application for change of use from residential to residential/child minding business

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 Brewis requested that his vote against this application be recorded.

AGREED:

That the permission be granted subject to the conditions set out at Section 9.0 of the report, with the removal of Condition 1 as it was considered to be an unreasonable condition. It was considered that Condition 1 would make the business financially unviable. The increase in numbers was not so serious/significant as to vastly impact – reduce or increase - the amenity for the surrounding neighbours.

(Moved by Councillor Gambba-Jones and Seconded by Councillor Casson)

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

**PLANNING COMMITTEE - 7 September
2022**

Supporter: Mark Ludlam (Applicant)

59. **H04-0429-22**

Planning No. and Applicant

H04-0429-22 Loosegate
Developments

Proposal

Full application for residential
development of 6 dwellings

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 King spoke on this item as a ward member and therefore did not vote.

AGREED:

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

(Moved by Councillor Avery and Seconded by Councillor Lawton)

60. **H23-0879-21**

Planning No. and Applicant

H23-0879-21 Mr J Wright

Proposal

Full application for proposed
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 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 Brewis requested that his vote against the officer's recommendation be recorded.

AGREED:

**PLANNING COMMITTEE - 7 September
2022**

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

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

61. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.21pm)

(End of minutes)