

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 6 September 2023 at 6.30 pm.

PRESENT

J Avery (Chairman)
A C Beal (Vice-Chairman)

D Ashby
P Barnes
H J W Bingham
C J T H Brewis

A Casson
R Gibson
S Hutchinson
T Sneath

G J Taylor
J Tyrrell
A R Woolf

In Attendance: Councillor J Astill (Ward Member), the Head of Planning, the Interim Development Manager, the Senior Planning Lawyer, the Conservation Officer, the Planning Consultant and the Democratic Services Assistant.

25. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor A Tennant and Councillor P Redgate.

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

- Councillor R Gibson was replacing Councillor B Alcock

26. **MINUTES**

Consideration was given to the minutes of the meeting held on 19 July 2023

AGREED:

That the minutes be signed as a correct record.

27. **DECLARATION OF INTERESTS.**

Councillors Bingham and Tyrrell both declared an interest in Item 8.

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

There were none.

29. **H02-0899-22**

Planning No. and Applicant

Proposal

**PLANNING COMMITTEE - 6 September
2023**

H02-0899-22 Mr M Blackbird Full application for Erection of 3 bungalows & garages at Site at Blackbird Close/Peterborough Road, Crowland, Peterborough

Consideration was given to the report of the Development Manager upon which the above application as 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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

Officers clarified that:

- The application had previously been presented to Chairman's Panel twice and a suggestion had been made to the agent to reduce the application to 2 dwellings, but the agent declined to do this.
- There had been an error in the report regarding the levels on Plot 3 of the site, the existing neighbouring ground level difference was 0.8m, not 0.6m. This had been clarified with the agent prior to the meeting.

Councillor J Astill spoke on this item as a ward member.

AGREED:

That the application be refused on the grounds of overdevelopment and an unacceptable impact on neighbouring amenity and that delegation be given to officers to draft these reasons for refusal including relevant Policy references before returning the application to Chairman's Panel for final sign off before a decision notice is issued.

(Moved by Councillor Barnes, Seconded by Councillor Hutchinson)

30. **H02-0241-23**

Planning No. and Applicant
H02-0241-23 Ruthkay Ltd.

Proposal
Full application for Change of use of land and conversion of existing poultry shed, including two extensions, re-cladding of external elevations, site fencing and associated works to Use Class E at Off Carrington Drove, Crowland

Consideration was given to the report of the Development Manager upon which the above application as to be determined, including his recommendations, copies of which had previously been circulated to all members.

**PLANNING COMMITTEE - 6 September
2023**

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

It was noted within the Officer's presentation that the recommendation to Committee on this application went against the full recommendations of the Highways Authority. It was felt that the application demonstrated exceptional circumstances and as such, it was judged that it would be unreasonable to impose the requested Highway Condition in its entirety. It was also not considered appropriate to conduct improvements to Carrington Drove North or to make a designated pedestrian access. However, it has been considered that suitable improvements should be made to Carrington Drove South in order to improve the road quality and safety of users.

Councillor J Astill spoke on this item as a ward member.

AGREED:

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

(Moved by Councillor Woolf, Seconded by Councillor Avery)

31. **H02-0285-23**

Planning No. and Applicant

H02-0285-23 A D, R M, J M & B
Alcock

Proposal

Reserved matters application for
Erection of 6 dwellings and
associated works – outline approval
H02-0669-19 at Land off James
Road, Crowland

Consideration was given to the report of the Development Manager upon which the above application as 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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

**PLANNING COMMITTEE - 6 September
2023**

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

(Moved by Councillor Brewis, Seconded by Councillor Tyrrell)

32. H14-0617-23

Planning No. and Applicant

H14-0617-23 South Holland District
Council

Proposal

Full application for Change of use
from B2 (Industrial)/B8 (Storage
and Distribution) with ancillary
office/trade-counter/showroom
facilities to Council Depot

Consideration was given to the report of the Development Manager upon which the above application as 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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

Councillors Tyrrell and Bingham both left the room during the consideration of this item.

AGREED:

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

(Moved by Councillor Avery, Seconded by Councillor Casson)

33. PLANNING 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.

**34. EXTENSION OF THE LOCAL DEVELOPMENT ORDER COVERING THE SOUTH
LINCOLNSHIRE FOOD ENTERPRISE ZONE AT HOLBEACH**

**PLANNING COMMITTEE - 6 September
2023**

Consideration was given to the report of the Executive Programme Manager – Infrastructure and Housing Delivery which provided an update on the results of the recent public consultation exercise on proposals to extend the Local Development Order and to agree to adopt the Order following ratification at Full Council.

Members suggested that it would be worthwhile for a formal tour of the FEZ site to be arranged.

AGREED:

That the Planning Committee:

- a) Notes the results of public consultation;
- b) Endorses the proposed minor changes to the Order and agrees to extend the timeframe to the South Lincolnshire Food Enterprise Zone Local Development Order for a further 15 years;
- c) Agrees to adopt the Order, with or without amendment; and
- d) Recommends that the Order is ratified at Full Council.

35. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 7.41 pm)

(End of minutes)