

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 10 April 2024 at 6.30 pm.

**PRESENT**

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

B Alcock  
D Ashby  
H J W Bingham  
C J T H Brewis  
A Casson

A Casson  
S Hutchinson  
P A Redgate  
T Sneath

G J Taylor  
A C Tennant  
J Tyrrell  
A R Woolf

In Attendance: The Assistant Director – Planning and Strategic Infrastructure, the Interim Development Manager, the Principal Planning Officer, the Senior Planning Lawyer, the Conservation Officer and the Democratic Services Officer.

92. **APOLOGIES FOR ABSENCE.**

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

- Councillor R Gibson was replacing Councillor P Barnes

93. **MINUTES**

Consideration was given to the minutes of the meeting held on 6 March 2024.

**AGREED:**

That the minutes be signed as a correct record.

94. **DECLARATION OF INTERESTS.**

Councillor Bingham declared an interest in item 8 due to this falling within his portfolio and would therefore leave the room for the duration of that item.

Councillor Gibson declared an interest in item 8 and would leave the room for the duration of that item.

Councillor Tyrrell declared an interest in item 7 as he had made comments as a ward member on the application and would therefore not vote on this item.

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

There were none.

**PLANNING COMMITTEE - 10 April 2024**

96. **H16-0767-23**

**Planning No. and Applicant**

H16-0767-23 Crispin Holdings Ltd.

**Proposal**

Full application for Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works at Former Bull and Monkie, Church Gate, Spalding

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:**

That the application be deferred for further discussions to take place with the applicant surrounding the size, scale, parking, access to the site and potential amenity impact, including that on the existing character of the area, of the proposed development.

(Moved by Councillor Redgate, Seconded by Councillor Woolf)

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:** Nafisah Saffar (RDT Architects) (Agent)

**Objector:** John Bland (Spalding & District Civic Society)

97. **H23-0471-23**

**Planning No. and Applicant**

H23-0471-23 VMM Properties Ltd.

**Proposal**

Full application for Erection of 19 holiday lodges, reception building, facility managers accommodation & maintenance shed, 2 fishing lakes and associated hard and soft landscaping at Bleu Raye Farm, Millgate, Whaplode.

**PLANNING COMMITTEE - 10 April 2024**

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.

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

**AGREED:**

That permission be granted subject to the conditions outlined at Section 9.0 of the report together with an additional condition for the accommodation to be tethered to the ground.

(Moved by Councillor Redgate, Seconded by Councillor Tyrrell)

98. **H11-0960-23**

**Planning No. and Applicant**

H11-0960-23 Mrs A Hoey

**Proposal**

Full application for Change of use of land to form residential curtilage at Seagate Farm, 184 Seagate Road, Long Sutton

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:**

That the application be deferred for further clarification to be sought on the contents of the report.

(Moved by Councillor Brewis, Seconded by Councillor Avery)

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:** Shanna Jackson (Swann Edwards) (Agent)

**PLANNING COMMITTEE - 10 April 2024**

99. **H13-1066-23**

**Planning No. and Applicant**

H13-1066-23 John & Maureen  
Biggadike Foundation

**Proposal**

Full application for Change of use  
from agricultural parkland to  
parkland for recreational use by the  
community at Moulton Park, High  
Road, Moulton.

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 Bingham and Gibson left the room for the duration of the discussion of this item.

**AGREED:**

That permission be granted subject to the conditions outlined at Section 9.0 of the report with condition 13 being amended to 5- and 10-year time intervals for review of parking and highways arrangements and condition 9 being amended to remove reference to the car parking area.

(Moved by Councillor Redgate, Seconded by Councillor Avery)

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:** Richard Lewis (Applicant)

100. **H08-1256-21**

**Planning No. and Applicant**

H08-1256-21 Gleeson  
Regeneration Ltd.

**Proposal**

Full application for Proposed  
residential development of 92 – 1,  
2, 3 and 4 bedroom dwellings with  
public open space, and access  
from York Gardens.

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 - 10 April 2024**

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:**

That permission be granted subject to the conditions outlined at Section 9.0 of the report, with additional conditions being added relating to play areas, street bins and bin stores.

(Moved by Councillor Tyrrell, Seconded by Councillor Redgate)

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:** Haley Clarke (Gleeson) (Applicant)

101. **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.

102. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.46 pm)

(End of minutes)