

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 8 October 2025 at 6.30 pm.

PRESENT

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

B Alcock
H J W Bingham
C J T H Brewis

A Casson
S Hutchinson
T Sneath

A C Tennant
J Tyrrell
A R Woolf

In Attendance: Group Manager – Planning and Development, Senior Planning Lawyer, Development Manager (Interim), Principal Planning Officer and Democratic Services Officer.

22. **APOLOGIES FOR ABSENCE.**

There were none.

23. **MINUTES**

Consideration was given to the minutes of the meeting held on 10 September 2025.

AGREED:

That the minutes be signed as a correct record.

24. **DECLARATION OF INTERESTS.**

Councillor Bingham declared an interest in item 7 within his role as Portfolio Holder for Assets and would therefore leave the room for the duration of that item.

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

There were none.

26. **H02-0568-24**

Planning No. and Applicant
H02-0568-24 Mr M Blackbird

Proposal
Full Application for Erection of 3 dwellings with garages – re-submission of H02-0899-22 at Land at Blackbird Close, Crowland.

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Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- Whether a sequential test had been performed on the site. A recent appeal on another site had been dismissed due to a sequential test not being undertaken, with no other sites being identified.
 - Officers confirmed that this test had not been undertaken by the applicant or the Council.
- The changes made to the proposal were welcome and more acceptable for the location.
- Issues relating to site levels were being controlled by a condition, but particular attention needed to be paid to this.
- The indicative tree planting shown on the plan was not the most appropriate, being near an existing wall which could cause future problems.
- The plans included within the application outlined different boundaries for the green area making it unclear which one was being determined.
- The site was previously used for industrial purposes and therefore there was a risk of contaminated land that needed to be considered.
 - Officers confirmed that this was covered through condition 5 at section 9.0 of the report.
- Suggestion to add a soft landscaping condition to ensure details of the species of tree to be planted were provided.

The full debate was not repeated here as a livestream of this Planning Committee Meeting 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 an additional condition for tree planting and landscaping as detailed below:

Prior to the first occupation hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good as and when necessary.

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NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved.

This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

(Moved by Councillor Bingham, Seconded by Councillor T Sneath)

27. **H16-0846-23**

Planning No. and Applicant

H16-0846-23 Mr N Mohammed

Proposal

Full Application for New Shopfront
– Retrospective at 24 Winsover
Road, Spalding.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- The application was a poor replacement for the previous shopfront and the execution was substandard.
- Had the application been before the committee to replace the bay window and not been retrospective, the outcome may have been different.
- Whether refusing the application would lead to the bay window being re-installed.
 - Officers confirmed that refusing the application did not mean the bay window would be re-installed.
- Winsover Road had an eclectic mix of shopfronts, so the proposal fit in with this mix.
- The application had been discussed at Chairman's Panel and the proposal before the Committee was a significant improvement from what had previously been presented.
- The proposal was not very appealing and felt out of place with the shops next door.
- Whether the application being retrospective was a material consideration.
 - Officers confirmed that this was not a material consideration and could not be refused solely for being retrospective.
- The cumulative impact of all the changes made to the shopfront made the proposal unacceptable.
- Concerns around the structural integrity of the canopy following the removal of the bay window.
- The use of grey aluminium for the windows was not appropriate for that location.

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- Winsover Road was not a primary retail area in Spalding and there was no design guide in place for shopfronts in that area.

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AGREED:

That permission be granted subject to the conditions outlined at section 9.0 of the report.

(Moved by Councillor Tyrrell, Seconded by Councillor Tennant)

Councillor Bingham left the meeting at 19:11pm.

28. H16-0687-25

Planning No. and Applicant

H16-0687-25 AMP Clean Energy

Proposal

Full Application for Construction and operation of a micro energy storage project at Sir Halley Stewart Playing Field, Winfrey Avenue, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- Concerns were raised regarding the accessibility of the battery box in the event of a fire.
 - Officers confirmed that there was a fire safety plan in place for the battery box and emergency access available.

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AGREED:

That permission be granted subject to the conditions outlined at section 9.0 of the report.

(Moved by Councillor Woolf, Seconded by Councillor Tyrrell)

Councillor Bingham returned to the meeting at 19:16pm.

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29. PLANNING APPEALS

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

Members were advised to contact the relevant case officer should there be any queries or points of clarity required on any of the appeal decisions included within the report.

AGREED:

That the report be noted.

30. PLANNING UPDATES.

There were none.

31. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.

There were none.

(The meeting ended at 7.18 pm)

(End of minutes)