

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 2 November 2016 at 6.30 pm.

PRESENT

R Gamba-Jones (Chairman)
J Avery (Vice-Chairman)

B Alcock	P E Coupland	J L Reynolds
D Ashby	H Drury	A C Tennant
C J T H Brewis	R Grocock	J Tyrrell
A Casson	C J Lawton	P A Williams

In Attendance: The Development Manager, the Principal Planning Officer, the Consultant Planning Solicitor and the Democratic Services Officer.

Councillor P C Foyster and M J Pullen (Ward members).

Apologies for absence were received from or on behalf of Councillors L J Eldridge and M D Seymour.

150. **COMMITTEE MEMBERSHIP**

The Planning Advisor reported that notification had been received that Councillor M D Seymour had been substituted by Councillor A Casson as a member of the Committee for that meeting only.

151. **MINUTES**

The minutes of the Planning Committee meeting held on 28 September 2016 were signed by the Chairman as a correct record.

(Moved by Councillor R Grocock and seconded by Councillor C J Lawton).

152. **DECLARATION OF INTERESTS.**

Councillor A Casson declared an interest in respect of agenda item 8 (full application for Change of Use of dwelling to house of multiple occupation for 8 persons (retrospective) re-submission of H16-0001-16 at 18 Wygate Meadows, Spalding) as his daughter lived on this road. He therefore advised that he would withdraw from the meeting during the consideration of that item.

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

No questions were asked under the Council's Constitution (Standing Orders).

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154. H09-0521-14

Plan No. and Applicant

H09-0521-14
Ashley King Developments Ltd

Proposal

Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including primary school, public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings) at Manor Farm, Fen Road, Holbeach

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That outline planning permission be granted, subject to the completion of the Section 106 agreement appended to the report and those Conditions listed at Section 4.0 of the report with condition 24 to be deleted as it replicated condition 17, and condition 12 amended to five years to be consistent with condition 11.

(Moved by Councillor Gambba-Jones and seconded by Councillor Tennant)

(Councillor Foyster attended the meeting as a ward member and spoke against the application.)

155. H09-0468-16

Plan No. and Applicant

H09-0468-16
Lincolnshire County Council and Mr R H and Mr A Goodley

Proposal

Proposed residential development of approximately 650 dwellings, site access, open space and landscaping at Land West of Holbeach, Lincolnshire

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 been previously circulated to all members.

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Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

- a) That Outline Planning Permission be granted, subject to the Conditions listed at Section 9.0 of the report; and subject to the applicant entering into a Section 106 Agreement with the South Holland District Council and Lincolnshire County Council as the local highway authority and education authority for the provision of, or contributions towards Affordable Housing, Open Space, Health Care Facilities, Highways, Town Centre Improvements and Education; and
- b) That authority to determine final details of the terms of the conditions of the planning permission be delegated to the Development Manager.

(Moved by Councillor Tennant and seconded by Councillor Brewis.)

(An oral representation was received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter Mr Michael Braithwaite (Agent))

156. **H09-0771-16**

Plan No. and Applicant

H09-0771-16
University of Lincoln

Proposal

Proposed Centre of Excellence in Agri Food with associated roads, car parking and landscaping at Land West of A151, Holbeach

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

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DECISION:

- a) That Outline Planning Permission be granted, subject to those Conditions listed at Section 9.0 of the report; and
- b) That authority to determine final details of the terms of the conditions of the planning permission be delegated to the Development Manager.

(Moved by Councillor Drury and seconded by Councillor Tennant.)

(Councillor Foyster attended the meeting as a ward member and spoke in support of the application.)

(An oral representation was received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter Val Braybrook (Applicant))

157. **H16-0764-16**

Plan No. and Applicant

H16-0764-16
Mr S Edwards

Proposal

Change of Use of dwelling to house of multiple occupation for 8 persons (retrospective) re-submission of H16-0001-16 at 18 Wygate Meadows, Spalding

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That the planning permission be refused for the following reason:

The proposed intensity of use would be out of character with the surrounding dwellings and would cause a significant and adverse impact on residential amenity by way of noise and disturbance and levels of activity out of keeping with this residential area. The proposals additionally had the potential to lead to a proliferation of vehicles at the site with subsequent loss of amenity through parking of multiple

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vehicles and car movements leading to noise and disturbance. The proposal was therefore contrary to Policy SG17 and Policy HS18 of the South Holland Local Plan 2006, and to the provisions of the National Planning Policy Framework 2012.

(Moved by Councillor Gambba-Jones and seconded by Councillor Drury.)

(An oral representation was received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Objector Councillor Angela Newton (On behalf of the residents.))

(Councillor A Casson declared an interest in respect of the above item. He withdrew from the meeting at 7.39 pm and returned at 7.51 pm, during consideration of the item.)

158. **H01-0608-16**

Plan No. and Applicant

H01-0608-16
Ashley King Developments Ltd

Proposal

Residential development of 37 dwellings – approved under H01-0776-14. Modification of Condition 3 relating to affordable housing. Land off Backgate, Cowbit, Spalding

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That Permission be Granted subject to those Conditions listed at Section 9.0 of the report with condition 24 to be deleted as it replicated condition 11, condition 25 to be reworded to require details of proposed arrangements for future maintenance of the streets to be submitted and approved and thereafter maintained until an agreement has been entered into under Section 38 of the Highways Act 1980.

(Moved by Councillor Gambba-Jones and seconded by Councillor Casson.)

(Councillor Brewis wished it to be recorded in the minutes that he voted against this recommendation.)

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(Councillor Foyster left the meeting at 8.00 pm, during discussion of the above item.)
(Councillor Pullen left the meeting at 8.05pm and re-joined the meeting at 8.07 pm during discussion of the above item.)

159. **H23-0508-16**

Plan No. and Applicant

H23-0508-16
Haycroft Homes Ltd

Proposal

Residential development comprising
33 dwellings at Land Adjacent 355
High Road, Whaplode

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That Permission be Granted subject to the applicant entering into a Section 106 agreement in respect of a financial contribution towards education provision of £67,965, the provision of 7 units of affordable housing and those Conditions listed at Section 9.0 of the report with conditions 4 and 5 reworded to refer to occupation rather than commencement, the addition of phrase less the carriageway and footpath surface course to be added and condition 17 to be reworded to require details of proposed arrangements for future maintenance of the streets to be submitted and approved and thereafter maintained until an agreement has been entered into under Section 38 of the Highways Act 1980.

(Moved by Councillor Lawton and seconded by Councillor Casson.)

160. **H09-0770-16**

Plan No. and Applicant

H09-0770-16
Seagate Homes Ltd

Proposal

Residential Development – 19
dwellings at Land: Church Street,
Holbeach

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 been previously circulated to all members.

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The Development Manager explained that there were errors in the report and that the proposal was for 19 x 3 bed houses and section 7.8 was incorrect in that there was a bathroom window in the side elevation of Plot 19. Condition 2 to be amended to only refer to the Hunt housetype.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That Permission be Granted subject to the conditions listed at Section 9.0 of the report.

(Moved by Councillor Drury and seconded by Councillor Tennant.)

161. **H05-0519-16**

Plan No. and Applicant

H05-0519-16
D&R Property Services Ltd

Proposal

Residential development (19 dwellings) at Eastfields Hostel, 41 Fleet Road, Fleet, Spalding

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 been previously circulated to all members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast 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.

DECISION:

That Permission be Granted subject to the applicant entering into a Section 106 agreement in respect of the provision of 4 units of affordable housing and those Conditions listed at Section 9.0 of the report with conditions 4 and 5 reworded to refer to occupation rather than commencement, the addition of phrase less the carriageway and footpath surface course to be added to condition 4 and condition 16 to be reworded to require details of proposed arrangements for future maintenance of the streets to be submitted and approved and thereafter maintained until an agreement has been entered into under Section 38 of the Highways Act 1980.

(Moved by Councillor Coupland and seconded by Councillor Tyrrell.)

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162. PLANNING APPEALS

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

Members noted that since the last report, two planning appeal decisions had been received. The appeals were dismissed. From 1 April 2016, sixteen appeals had been determined, fourteen were dismissed and two allowed, which equated to a success rate of 87.5%.

DECISION:

That the report be noted.

163. PLANNING UPDATES

No planning updates were received.

(The meeting ended at 8.46 pm)

(End of minutes)