

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 8 November 2017 at 6.30 pm.

PRESENT

R Gambba-Jones (Chairman)

B Alcock
D Ashby
P E Coupland
H Drury

L J Eldridge
R Grocock
C J Lawton
J L Reynolds

M D Seymour
A C Tennant
J Tyrrell
P A Williams

Development Manager, Principal Planning Officer and Senior Planning Lawyer

Apologies for absence were received from or on behalf of Councillors J Avery and C J T H Brewis

34. **APOLOGIES FOR ABSENCE.**

The Consultant Planning Solicitor reported that notification had been received that Councillor Casson was replacing Councillor G Avery and Councillor Newton was replacing Councillor Brewis as a members of the Committee for that meeting only.

35. **MINUTES**

Members considered the minutes of the meeting held on Wednesday 4th October 2017.

DECISION

That the minutes be agreed as a correct record and be signed by the Chairman

36. **DECLARATION OF INTERESTS.**

Councillor Alcock informed the Committee that although he did not receive a Disclosable Pecuniary Interest, he would leave the room for consideration of agenda item 7 and also declared an interest and would leave the room during the discussion of agenda item 18.

Councillor Casson declared an interest and would leave the room during the discussion of agenda item10.

Councillor Newton declared an interest and would leave the room during the discussion of agenda item18.

**PLANNING COMMITTEE - 8 November
2017**

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

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

38. H13-0844-17

Plan no and Applicant

H13-0844-17 Woodgate Farms Ltd

Proposal

Outline application for proposed development of up to 58 houses with vehicular access (garages to be removed) (resubmission of H13-1280-16) South of Roman Road Moulton Chapel 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 have been previously circulated to 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 planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units and a financial contribution towards healthcare provision, the carrying out of further archaeological investigations and those conditions listed in section 9 of this report, with condition 4 corrected to refer to no more than 58 dwellings.

(Moved by Councillor Lawton and seconded by Councillor Tyrell)

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

Supporter – Amy Revell (Applicant)

Against – Eddy Poll (Parish Council)

39. H09-0331-17

Plan no and Applicant

H09-0331-17 Ashwood Homes Ltd

**PLANNING COMMITTEE - 8 November
2017**

Proposal

Reserved matters application for Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14) Manor Farm, Fen Road, (Land south of Hall Gate) 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 have been previously circulated to 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 reserved matters be approved subject to those conditions listed in section 9 of this report.

(Moved by Councillor Drury seconded by Councillor Lawton)

(Councillor Alcock left the meeting at 7.25pm for the next agenda item)

40. **H02-0158-17**

Plan no and Applicant

H02-0158-17 N Woodroffe & Sons

Proposal

Outline application for residential development of up to 100 dwellings and the widening of Crease Drove, Crease Drove Crowland Peterborough

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 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.

PLANNING COMMITTEE - 8 November
2017

Decision

That planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units and a financial contribution towards education and healthcare provision, the carrying out of further archaeological investigations and those conditions listed in section 9 of this report.

(Moved by Councillor Gamba-Jones seconded by Councillor Grocock)

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

Supporter Lewis Smith (Agent)

Councillor Astill spoke on this item as Ward member

(Councillor Alcock returned to the meeting at 7.50pm)

41. **H04-0244-16**

Plan no and Applicant

H04-0244-16 Cemex UK Properties Ltd

Proposal

Outline planning application for a residential development of approximately 73 dwellings (Class C3), all matters are reserved, except for access at land off Malting Lane Donington

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 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 recoding could be made available by request.

Decision

That planning permission be granted subject to the applicant entering into a Section 106 agreement to secure 25% on-site affordable housing, a financial contribution towards education provisions and those conditions listed in section 9 of this report.

(Moved by Councillor Drury seconded by Councillor Gamba-Jones)

**PLANNING COMMITTEE - 8 November
2017**

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

Supporter Hannah Godley (Agent)

(Councillor Astill left the meeting at 7.55pm)

(Councillor Newton left the meeting at 7.55pm)

42. **H09-0326-17**

Plan no and Application

H09-0326-17 D Brown Building Contractors Ltd

Proposal

Outline application for a residential development at land off Wignals Gate Holbeach 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 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 recoding could be made available by request.

Decision

That Planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units and a financial contribution towards education and healthcare provision, the carrying out of further archaeological investigations and those conditions listed in section 9 of this report together with the addition of further conditions and the deletion of condition 7

(Moved by Councillor Seymour seconded by Councillor Drury)

(Councillor Casson left the meeting at 8.05pm for the next agenda item)

43. **H23-0826-17**

Plan no and Applicant

H23-0826-17 Mr Barry Fisher

Proposal

Outline planning application for residential development (4 plots) at land to the south of Drive Road Shepeau Stow

**PLANNING COMMITTEE - 8 November
2017**

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 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 recoding could be made available by request.

Decision

That planning permission be granted subject to conditions listed in section 9 of this report.

(Moved by Councillor Tennant seconded by Councillor Drury)

(Councillor Casson returned to the meeting at 8.10pm)

44. **H09-0817-17**

Plan no and Applicant

H09-0817-17 Mr R Smith

Proposal

Outline planning application for residential development adjacent 72 Wignals Gate Holbeach 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 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 recoding could be made available by request.

Decision

That planning permission be granted subject to conditions listed in section 9 of this report.

(Moved by Councillor Lawton seconded by Councillor Grocock).

**PLANNING COMMITTEE - 8 November
2017**

45. **H08-0678-16**

Plan no and Applicant

H08-0678-16 Mr & Mrs Dennis

Proposal

Outline planning application for residential development at 25A High Street Gosberton 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 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 recoding could be made available by request.

Decision

That planning permission be granted subject to the applicant entering into a Section 106 agreement to secure 21.74% on-site affordable housing, a financial contribution towards education provision and those conditions listed in section 9 of this report.

(Moved by Councillor Drury seconded by Councillor Tennant)

Councillor Williams left the room during this item so was unable to cast a vote for this agenda item.

46. **H02-0680-17**

Plan no and Application

H02-0680-17 Mr A Bennett

Proposal

Full planning application for proposed change of use from a veterinary surgery into a one bedroom self contained flat at 6 South Street Crowland Peterborough

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 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 recoding could be made available by request.

**PLANNING COMMITTEE - 8 November
2017**

Decision

That planning permission be granted subject to conditions listed in section 9 of this report.

(Moved by Councillor Drury and seconded by Councillor Gamba-Jones)

(The Chairman called a short comfort break at 8.40pm. The Committee reconvened at 8.50pm).

47. H09-0562-17

Plan no and Application

H09-0562-17 Jelson Ltd

Proposal

Reserved matters for erection of 35 dwellings and associated works – outline approved H09-0844-14 at land off: Northons Lane Holbeach 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 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

Consideration of the planning application be deferred to allow officers to negotiate with the developer amendments to the application to address concerns of the Committee relating to refuse collection points and private driveways.

(Moved by Councillor Drury seconded by Councillor Gamba-Jones).

48. H23-0761-17

Plan no and Applicant

H23-0761-17 Haycroft Homes Ltd

Proposal

Sec 73 Modification to residential development comprising 33 dwellings – approved under H89-0508-16. Modification of Condition 2 to allow amendments to previously approved plans at High Road Whaplode Spalding

**PLANNING COMMITTEE - 8 November
2017**

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 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 recoding could be made available by request.

Decision

Consideration of the planning application be deferred to allow officers to negotiate with the developer amendments to the application to address the concerns of the Committee relating to the refuse collection point.

(Moved by Councillor Gamba-Jones seconded by Councillor Drury).

49. PLANNING APPEALS

The Committee considered a report by the Development Manager which provided an update on recent appeal decisions.

DECISION

That the report be noted

50. HOLBEACH FOOD ENTERPRISE ZONE LOCAL DEVELOPMENT ORDER

Consideration was given to the Draft Holbeach Food Enterprise Zone Local Development Order and Statement of reasons in support and approve for publication and comment.

Decision

The report was noted and approved.

(Moved by Councillor Drury seconded by Councillor Casson).

(Councillors Drury and Alcock left the meeting at 9.25pm for the next agenda item)

51. SOUTH HOLLAND DISTRICT BROWNFIELD LAND REGISTER

Consideration was given to the content of Part 1 of the Brownfield Land register for South Holland District and to seek Member's approval of the sites listed. It is also to obtain Members agreement that the sites proposed to be included on Part 2 of the Register are progresses to consultation.

**PLANNING COMMITTEE - 8 November
2017**

Decision

That the report be noted.

52. **PLANNING UPDATES.**

There were no Planning updates

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

There were no other items.

(The meeting ended at 9.35 pm)

(End of minutes)