

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 6 December 2017 at 6.30 pm.

PRESENT

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

B Alcock
D Ashby
C J T H Brewis
P E Coupland

H Drury
L J Eldridge
R Grocock
C J Lawton

J L Reynolds
J Tyrrell

In Attendance: Development Manager, Principal Planning Officer, Senior Planning Lawyer, Planning Policy Officer and Lead Democratic Services Officer.

Apologies for absence were received from or on behalf of Councillors M D Seymour, A C Tennant and P A Williams.

Councillors Casson, Chandler and Woolf attended the meeting as ward members.

54. MINUTES

The Committee considered the minutes of the meeting held on Wednesday November 8 2017.

DECISION

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

55. DECLARATION OF INTERESTS.

It was noted that all Councillors had been lobbied on Application H04-0333-17 full application for the erection of 81 dwellings with associated garaging, roads and sewers at land off Town Dam Lane, Donington, Spalding.

Councillor Drury reported that he had been lobbied on application H16-1002-17 – full application for the development of a multi-use games area and associated external works, south of existing South Holland Post 16 Centre, Matmore Gate, Spalding and had attended meetings, however he did not have a Disclosable Pecuniary Interest in this item.

Councillors Alcock and Drury both declared an interest in Agenda item 11 – South Holland District Brownfield Land Register and stated that they would leave the room for consideration of this item.

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

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

57. **SOUTH HOLLAND DISTRICT BROWNFIELD LAND REGISTER**

(Councillors Alcock and Drury left the meeting for this item (6.36 p.m.))

With the Chairman's permission this item was moved up the agenda.

The Committee considered a report informing them of Part 1 of the South Holland District Brownfield Land register which will be published on the Council's website. The report also sought Members' agreement that the sites proposed to be included on Part 2 of the Register were progressed to consultation.

DECISION:

1. That Members note Part 1 of the South Holland District Brownfield Land Register which will be published on the Council's website; and
2. Members agree that the sites proposed to be included on Part 2 of the Register are progressed to consultation in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017.

(Councillors Alcock and Drury returned to the room at 6.41 p.m.)

58. **H04-0333-17**

Plan No. and Applicant

H04-0330-17 – Ashwood Homes

Proposal

Erection of 73 dwellings with associated garaging, roads and sewers at land off Town Dam Lane, Donington, 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 noted that the application referred to the erection of 73 dwellings as set out in the application, although the title of the report referred to 81 dwellings.

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:

That planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of 3 units of affordable housing, the carrying out of further archaeological investigations and those conditions listed at section 9.0 of the report.

(Moved by Councillor Grocock, seconded by Councillor Drury).

59. **H01-0501-17**

Plan No. and Applicant

H01-0501-17 – Ashwood Homes

Proposal

Erection of 72 dwellings with associated garaging, roads and sewers at 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 planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of 8 dwellings to be delivered as affordable housing, the carrying out of further archaeological investigations and those conditions listed at section 9.0 of the report.

(Moved by Councillor Drury, seconded by Councillor Grocock).

Councillors Casson and Woolf, as Ward Members, spoke in support of this item.

(Councillors Casson and Woolf left the meeting at 7.06 p.m.)

60. **H20-0882-17**

Plan No. and Applicant

H20-0882-17 – Mr and Mrs Reed

Proposal

Proposed dwelling including change of use of land for storage to allow business expansion on land adjacent and rear of Lift and Shift Ltd, Broadgate Road, Sutton St James.

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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 planning permission be granted subject to those conditions listed at section 9.0 of the report.

(Moved by Councillor Drury, seconded by Councillor Avery).

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: James Burton (Agent)

61. **H16-1002-17**

Plan No. and Applicant

H16-1002-17 – Education and Skills Funding Agency

Proposal

Development of multi-use games area and associated external works, south of existing South Holland Post 16 Centre, 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.

Councillors discussed restricting the use of the site during the evenings and it was agreed that a condition to this effect would be added to the planning permission.

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DECISION:

That planning permission be granted subject to those conditions listed at section 9.0 of the report and an additional condition restricting the use of the facilities during the evening.

(Moved by Councillor Gambba-Jones, seconded by Councillor Avery).

62. **H11-0654-17**

Plan No. and Applicant

H11-0645-17 – LCS Property Ltd

Proposal

Change of use from bowls club to retail warehouse (A1) at Unit 2, The Chase, Long Sutton, 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.

Councillors discussed the need for lighting the site in the interests of public safety and it was agreed that a condition to this effect would be added to the Planning Permission.

DECISION:

That planning permission be granted subject to those conditions listed at section 9.0 of the report and an additional condition requiring details of lighting to be submitted and agreed.

(Moved by Councillor Grocock, seconded by Councillor Drury).

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

63. **H23-0440-17**

Plan No. and Applicant

H23-0440-17 – Mrs J Bryant

Proposal

Use of land for the siting of a mobile home at Eccles Place Hurdletree Bank, Cranesgate North.

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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.

Councillors reported that there was contradictory information and inaccuracies in the report and asked for a deferral in order that these could be examined. Additional information was also sought relating to whether condition 6 was enforceable and also whether plans could be sought that showed the elevations of the proposed mobile home.

DECISION:

That the application be deferred in order to seek clarification on details in the report.

(Moved by Councillor Gambba-Jones, seconded by Councillor Lawton).

Councillor Chandler, as ward member, spoke against the application.

64. PLANNING APPEALS

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

It was noted that since the last report 4 appeal decisions had been received, all of which had been dismissed.

DECISION:

That the report be noted.

65. PLANNING UPDATES.

There were no planning updates.

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

There were no urgent items.

(The meeting ended at 9.00 pm)
(End of minutes)