

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 9 May 2018 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

L J Eldridge  
R Grocock  
C J Lawton  
J L Reynolds

M D Seymour  
A C Tennant  
J Tyrrell  
P A Williams

In Attendance: Councillor Casson, Councillor Chandler, Councillor Whitbourn, Senior Planning Lawyer, Development Manager and Planning and Building Control Manager and Democratic Services Officer.

Apologies for absence were received from or on behalf of Councillor H Drury.

The Senior Planning Lawyer reported that notification had been received that Councillor J Astill was replacing Councillor H Drury as a member of the Committee for that meeting only.

120. **MINUTES**

The Committee considered the minutes of the meeting of the Planning Committee held on 10 April 2018.

It was agreed that Councillor King needed to be removed from the 'in attendance' list and added into the list of attending Committee members.

**DECISION:**

That subject to the above amendments the minutes were signed by the Chairman as a correct record.

121. **DECLARATION OF INTERESTS.**

Councillor Eldridge declared that she was the applicant for application H20-0240-18, therefore, she would leave the room for the duration of the item.

Councillor Seymour stated that he was a member of the Gentlemen's Society and therefore would leave for the duration of application H16-0210-18.

The Chairman stated that with regard to application H16-0210-18 there was no disclosable pecuniary interest, but in the interests of transparency, declared that the offices of the Conservative Association were in the building that was currently on the site of the proposal.

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

There were none.

123. **H16-0210-18**

**Planning No. and Applicant**

H16-0210-18 Activ Property Management Ltd.

**Proposal**

Full application for the demolition of existing class B1 commercial building and construction of 26 new dwellings and associated external works including landscaping at Broad Street Business Centre, 10 Broad Street, 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 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 in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

*Councillor Seymour left the room at 18:58*

**DECISION:**

To defer the application to await the results of a viability report and to undertake an assessment of the impact of the proposal upon natural light for the adjacent building.

*(Moved by Councillor Brewis, seconded by Councillor Eldridge)*

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

- Matt Clark – Applicant (support)
- Nick Casswell – Gentleman's Society (objector)

*Councillor Seymour entered the room at 19:36*

124. **H11-1207-17**

**Planning No. and Applicant**

H11-1207-17 O G E Chapman & Son

**Proposal**

Outline application for a residential development of approximately 215 dwellings on the land between Seagate Road and B1359 Wisbech Road, Long

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Sutton

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 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 in full at [www.sholland.gov.uk](http://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 first entering into a Section 106 Planning Obligation to secure:

- The provision of 25% of the 215 dwellings as affordable
- Education contributions
- NHS healthcare contributions
- Monitoring cost for the Travel Plan

And those conditions listed at Section 9.0 of the report.

*(Moved by Councillor Grocock, seconded by Councillor Coupland)*

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

- Lee Russell – Agent (Support)
- Martin Dickenson - Resident (objector)

125. **H02-1192-17**

**Planning No. and Applicant**

H02-1192-17 Amelio Homes Ltd

**Proposal**

Outline application for a proposed residential development of two detached houses at 10 Peterborough Road, Crowland, Peterborough. Re-submission of H02-0536-17.

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 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 in full at [www.sholland.gov.uk](http://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, contrary to recommendations, planning permission be refused due to insufficient changes made in this re-submission to address the original concerns and because of the impacts upon neighbouring properties, including; noise pollution, the risk of overlooking presented by the proposal and the positioning of the proposed vehicle turning/parking bay.

*(Moved by Councillor Alcock , seconded by Councillor Avery )*

*The committee took a comfort break at 20:30 to return at 20:45*

126. **H22-0176-18**

**Planning No. and Applicant**

H22-0176-18 Mr D Rose

**Proposal**

Full application for change of use from agricultural land to part equestrian use including stables and storage container (retrospective) at 20 Austendyke Road, Weston Hills, Spalding. (re-submission of H22-0946-17)

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 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 in full at [www.sholland.gov.uk](http://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 conditions in Section 9.0 of the report.

*(Moved by Councillor Grocock, seconded by Councillor Avery)*

127. **H09-0247-18**

**Planning No. and Applicant**

H09-0247-18 Mr and Mrs L Griffiths

**Proposal**

Full application for proposed four-bedroom one-and-a-half storey dwelling at Holly Grange, 81 Dog Drove North, Holbeach Drove.

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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 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 in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That, contrary to the recommendation detailed at section 8.0 within the report, planning permission be granted, subject to appropriate wording being agreed by the Chairman's Panel prior to confirmation in writing.

*(Moved by Councillor Astill, seconded by Councillor Coupland)*

Oral representation was received in respect of the above application with the council's scheme of public speaking at Planning Committee meetings:

- Leeson Griffiths – Applicant (supporter)

*Note: Please see attached appendix for the wording, as agreed by the Chairman's Panel meeting, held on Friday, 25 May 2018.*

*Councillor Eldridge left the room at 22:00*

128. **H20-0240-18**

**Planning No. and Applicant**

H20-0240-18 Mr and Mrs G Eldridge

**Proposal**

Full application for an extension to form kitchen/diner & first floor bedroom at Stanton House, Broadgate, Sutton St James.

*Councillor Whitbourn and Councillor Chandler left the room at 22:01*

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 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 in full at [www.sholland.gov.uk](http://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 those conditions listed at Section 9.0 of the report.

*(Moved by Councillor Tyrrell , seconded by Councillor Avery)*

*Councillor Eldridge returned to the room at 22:03*

129. **APPEALS**

Councillors considered the report of the Development Manager which provided an update on recent appeal decisions.

**DECISION:**

That the report be noted.

130. **PLANNING UPDATES.**

There were none.

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

There were none.

**Appendix**

(The meeting ended at 10.04 pm)

(End of minutes)

## Appendix

Chairman's Panel - 25 May 2018

Wording agreed for approval of the following application

**Planning No. and Applicant**

H09-0247-18 Mr and Mrs L Griffiths

**Proposal**

Full application for proposed four-bedroom one-and-a-half storey dwelling at Holly Grange, 81 Dog Drove North, Holbeach Drove.

That, contrary to the recommendation detailed at section 8.0 within the report, planning permission be granted on the basis that it was considered that in this instance that the social and environmental impacts of the proposed development, such as its distance from local services, likely reliance upon the motor car to access local services and facilities and the development's effect upon the rural character and appearance of the area were outweighed by the benefits of contributing towards the supply of housing both in the District and in terms of meeting the applicants' needs and the needs of future generations. Therefore, the presumption in favour of sustainable development, as outlined in Paragraph 14 of the National Planning Policy Framework, 2012 was considered to apply in this instance.

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