

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 14 November 2018 at 6.30 pm.

PRESENT

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

B Alcock
C J T H Brewis
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

In Attendance: Development Manager, Planning and Building Control Manager, Senior Planning Lawyer, Principal Planning Officer, Environmental Protection Team Leader and Democratic Services Officer

59. **MINUTES**

Consideration was given to the minutes of the meeting of the Planning Committee held on 10 October 2018

AGREED:

That the minutes be signed as a correct record

60. **DECLARATION OF INTERESTS.**

Councillor Coupland did not have a Designated Pecuniary Interest, but stated that he would not vote on item 10

Councillors Lawton and Brewis did not have a Designated Pecuniary Interest, but in the interest of transparency declared that they had been lobbied on Item 10.

Councillor Gamba-Jones did not have a Designated Pecuniary Interest, but in the interest of transparency, he declared that, in relation to agenda item 12, he lived directly opposite to the applicant and the proposed site item 12. He stated that he would not vote on the item.

Councillors Brewis, Coupland and Williams had not been present at the meetings where agenda items 5, 6 and 7 had been discussed before they were deferred to this meeting. Therefore, they were asked not to take part in discussion or voting for these items.

**PLANNING COMMITTEE - 14 November
2018**

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

There were none

62. H16-0566-18

Planning No. and Applicant

H16-0566-18 Tanglewood Cedar Falls Care Home, Little London, Spalding

Proposal

Full application for a building to house a biomass boiler system and pellet storage area, to provide up to 220kW energy to the Care Home (retrospective).

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 for a limited period of time following which the recording could be made available by request.

Councillors Brewis, Williams and Coupland were not permitted to take part in discussion, due to the fact that they were not present at the meeting that this item was last discussed.

AGREED:

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

(Moved by Councillor Tennant, Seconded by Councillor Gambba-Jones)

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 – Ben Parkins (agent)

Objector – Eric Dumper (resident)

63. H09-0475-18

Planning No. and Applicant

H09-0475-18 Ashwood Homes

Proposal

Full application for the erection of 32 dwellings with associated garaging, roads and sewers.

**PLANNING COMMITTEE - 14 November
2018**

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 for a limited period of time following which the recording could be made available by request.

Councillors Brewis, Williams and Coupland were not permitted to take part in discussion, due to the fact that they were not present at the meeting that this item was last discussed.

It was agreed that it be made clear that no consideration was given by the Committee to the phrase in 7.34 of the report “and that the proposal is part of an overall scheme that provides much needed sports/recreational facilities for the town.”

Councillor Grocock wanted it stated in the minutes that he was happy with the changes that the developers had made to this proposal since it was deferred by the Committee and that he was pleased to note that the developer had been working clearly with officers.

AGREED:

That the Development Manager be authorised to grant permission subject to;

1. Those conditions listed at section 9.0 of the report;
2. The applicant entering into a S106 planning obligation relating to the provision of affordable housing, plus LCC Education and NHS Financial Contributions.

(Moved by Councillor Drury, Seconded by Councillor Grocock)

64. H02-0575-18

Planning No. and Applicant
H02-0575-18 Ashwood Homes

Proposal
Full application for the erection of 47 dwellings with associated garaging, roads and sewers.

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 for a limited period of time following which the recording could be made available by request.

**PLANNING COMMITTEE - 14 November
2018**

Councillors Brewis, Williams and Coupland were not permitted to take part in discussion, due to the fact that they were not present at the meeting that this item was last discussed.

AGREED:

That planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of 4 affordable housing units and financial contributions towards healthcare provision and the delivery of improvements and additions to fitness equipment/facilities in Crowland, and those Conditions listed at Section 9.0 of this report subject to wording of condition 3 being amended to no occupation of any dwelling in place of no part of the development shall be commenced.

(Moved by Councillor Drury , Seconded by Councillor Eldridge)

65. **H02-0659-18**

Planning No. and Applicant
H02-0659-18 Wheatley Group
Developments

Proposal
Reserved Matters application for the Erection of 100 dwellings and associated works - outline approval H02-1087-14 allowed on appeal and the discharge of Condition 10 (management of publicly accessible open space) and Condition 11 (management of incidental open space, recycling/refuse collection points and parking courts/private drives) of the host outline planning permission (H02-1087-14) at the land at Harvester Way, Crowland.

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 for a limited period of time following which the recording could be made available by request.

AGREED:

That the reserved matters be approved subject to the creation of a visual barrier between the proposed development and open countryside and the conditions listed at section 9.0 of the report subject to the plan numbers being updated in condition 1 to reflect the amendments received since the report was drafted

PLANNING COMMITTEE - 14 November
2018

(Moved by Councillor Drury , Seconded by Councillor Tyrrell)

66. **H09-0863-17**

Planning No. and Applicant

H09-0863-17 Mr & Mrs J Swepstone

Proposal

Outline application for a residential development (7 plots) including demolition of existing site buildings at Swepstones Ltd 115-119, Battlefields Lane, North 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 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 for a limited period of time following which the recording could be made available by request.

AGREED:

That, contrary to Officers' recommendations, planning permission be refused, due to sustainability concerns relating to the proposed development being too isolated from amenities by virtue of its location in relation to the A17 as well as because of the loss of commercial land that was presented by this proposed development and on flood risk.

(Moved by Councillor Brewis, Seconded by Councillor Seymour)

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 – Charlotte Lockwood (on behalf of applicant)

67. **H10-0915-18**

Planning No. and Applicant

H10-0915-18 Princes Ltd

Proposal

Full application for the demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use class B2/B8) at Princes Limited, Bridge Road, Long Sutton.

PLANNING COMMITTEE - 14 November
2018

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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Tyrrell, Seconded by Councillor Drury)

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 – Mr Ian Hales (Applicant)

68. **H16-0738-18**

Planning No. and Applicant

H16-0738-18 Cley Developments Ltd

Proposal

Full application for the erection of 12 apartments (use class C3) and a flexible commercial use at ground floor (use classes A1, A2, A3 or D1) at the land adjacent to Station 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 for a limited period of time following which the recording could be made available by request.

AGREED:

That, contrary to Officers' recommendations, planning permission be refused as the proposal would have an unacceptably harmful impact on the character and appearance of the conservation area, with the design not being of a sufficiently high design within the conservation area and the height of the building would add to its incongruity within the context of the wider streetscene.

**PLANNING COMMITTEE - 14 November
2018**

(Moved by Councillor Lawton, Seconded by Councillor Cllr Reynolds)

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 – Craig Smith (agent)

69. **H16-0735-18**

Planning No. and Applicant

H16-0735-18 Mrs Dianne Rafferty

Proposal

Full application for part change of use of domestic garage into hairdressing salon at 3 Claudette Way, Spalding, 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 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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Drury, Seconded by Councillor Eldridge)

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 – Mr Andrew Rafferty (Applicant)

Cllr Brewis left the meeting at 21:52

70. **H22-0861-18**

Planning No. and Applicant

H22-0861-18 Verralls & Porter Ltd

Proposal

Full application for the construction of a single dwelling and garage at land adjacent to Church View, 87 High Road, Weston

**PLANNING COMMITTEE - 14 November
2018**

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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Grocock, Seconded by Councillor Casson)

71. **H17-0909-18**

Planning No. and Applicant
H17-0909-18 Mrs Joan Pybus

Proposal
Full application for a single-storey side extension at 87 Station Road, Surfleet, 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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Avery , Seconded by Councillor Drury)

72. **H08-0947-18**

Planning No. and Applicant

Proposal

PLANNING COMMITTEE - 14 November
2018

H08-0947-18 Cook

Full application for a rear single-storey accessible bedroom extension at 8 Cawood Lane, 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 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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Seymour , Seconded by Councillor Avery)

73. **H22-0933-18**

Planning No. and Applicant

H22-0933-18 Mrs Rachel Adams

Proposal

Full application for a side and rear single-storey extension for improved accessibility at 6 St Johns Road, Weston Hills, 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 for a limited period of time following which the recording could be made available by request.

AGREED:

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

(Moved by Councillor Casson , Seconded by Councillor Grocock)

74. **PLANNING UPDATES.**

**PLANNING COMMITTEE - 14 November
2018**

There were none.

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

There were none.

(The meeting ended at 10.14 pm)

(End of minutes)