

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 13 March 2019 at 6.30 pm.

PRESENT

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

D Ashby
C J T H Brewis
P E Coupland
H Drury

L J Eldridge
C J Lawton
J L Reynolds
M D Seymour

A C Tennant
J Tyrrell
P A Williams
A M Newton

In Attendance: Councillor McLean, Councillor Casson, Principal Planning Officer, Development Manager, Senior Planning Lawyer and Democratic Services Officer

Apologies for absence were received from or on behalf of Councillors B Alcock and R Grocock

109. **MINUTES**

Consideration was given to the minutes of the meeting of the Planning Committee held on 13 February 2019.

AGREED:

That the minutes be signed as a correct record.

110. **DECLARATION OF INTERESTS.**

Cllr Williams had no disclosable pecuniary interest, but in the interests of transparency declared that, in relation to agenda item 6, his son lived on the street on which the proposal was situated.

The Chairman and Councillor Lawton had no disclosable pecuniary interest, but in the interests of transparency, declared that in relation to item 7, as Ward Members for the area, they had been involved in the early stages of development of the site.

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

There were none.

112. **H01-0871-18**

Planning No. and Applicant

Proposal

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H01-0871-18 Messrs N & D Bacon &
Mr B M Drury

Outline application for a residential development of up to 45 dwellings, including re-alignment of Mill Drove to Stonegate Road junction at Former Station Yard & Croft House Nursery, Mill Drove South, Cowbit.

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.

Councillors Brewis, Eldridge, Lawton, Newton and Seymour were not permitted to take part in the discussion of, or vote on, this item, due to the fact that they were not present at the meeting where this item was last discussed.

The Principal Planning Officer stated that due to the adoption of the South East Lincolnshire Joint Local Plan – any references to the South Holland Local plan should be disregarded.

The Chairman also announced that Paragraph 7.6 of the report should also be disregarded as this was no longer applicable.

AGREED:

That planning permission be granted subject to the applicant entering into a Section 106 agreement for the provision of 25% on-site affordable housing and financial contributions towards education and healthcare, as previously agreed by the planning committee in December 2018, and those Conditions listed at Section 9.0 of the report.

(Moved by Councillor Avery, 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 Lee Russell (Agent)

113. **H16-0469-18**

Planning No. and Applicant
H16-046-18 Minster Building
Company

Proposal
Full application for change of use of the existing building from use class D2 to use class C3, to include four 2-Bedroom apartments and two 1-bedroom apartments, proposed new four storey apartment building including twelve 1-bedroom apartments, and associated external works and infrastructure at The Fitness Company, 38 Spring Gardens, Spalding.

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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.

AGREED:

That, contrary to Officers' recommendations, planning permission be refused on the grounds that the proposals constitute over-development of the site and the design of the new block of apartments is out of keeping with the historical nature of this part of Spalding and would result in significantly detrimental harm to the Spalding Conservation Area and the setting of nearby Listed Buildings. Further the proposed arrangements for refuse/recycling storage and collection would be harmful to the amenity of the area.

(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 Luke Hunter (Agent)

Objector - Jackie Allen (resident)

Councillor Williams left the meeting at the closing of this item.

114. **H16-1117-18**

Planning No. and Applicant
H16-1117-18 Kier Living Ltd

Proposal
Hybrid application: Full Planning Application for 34 dwellings and associated infrastructure together with an Outline Application for a Community Hall and Car Park at the Land to the North of Witham Road, Wygate Park, 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.

Councillor Brewis wanted it recorded in the minute that he voted against the Officers' recommendations.

AGREED:

That planning permission be granted subject to the applicant entering into a Unilateral Undertaking for the provision of a serviced site for the proposed community centre and financial contributions of £100,000 towards the build costs of the community centre, £56,382 towards primary education provision at Wygate Park Academy, £22,440 towards extending the car park at Munro Medical Centre and those conditions listed at Section 9.0 of the report. Two additional conditions were

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added which required the applicant to provide details and implement the levelling of the open space and provide details and install additional safety measures around the swale within the proposed development's land.

(Moved by Councillor Drury, Seconded by Councillor 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 – Mr James Griffiths (Applicant)

115. **H20-1081-18**

Planning No. and Applicant

H20-1081-18 Mrs Beverley Street

Proposal

S73A Continuation for proposed 18 Kennels with 4 metre run to front for non-commercial use – approved under H20-0483-15 – Modification of Condition 3 to remove reference to number of dogs and wording non-commercial use at Alma House, 67 Broadgate Road, Sutton St James.

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. The Development Manager updated the recommendation to include an additional condition for a temporary one year permission.

AGREED:

That planning permission be granted subject to the Conditions set out at Section 9.0 of the report and an additional condition for a temporary one year permission.

(Moved by Councillor Brewis, Seconded by Councillor Tennant)

116. **H18-0025-19**

Planning No. and Applicant

H18-0025-19 Mr D Stroud

Proposal

Full application for change of use of land to domestic garden and erection of fence (retrospective) at Widgeon, 26 Wharf Street, Sutton Bridge.

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.

Councillor Brewis wanted it recorded in the minute that he voted against the Officers' recommendations.

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AGREED:

That planning permission be granted subject to the Conditions set out at Section 9.0 of the report.

(Moved by Councillor Tyrrell, Seconded by Councillor Drury)

117. **H09-1244-18**

Planning No. and Applicant
H09-1244-18 Mrs C Holmes

Proposal
Full application for use of site for the keeping of more than 6 dogs (retrospective) and the erection of a kennel block (retrospective) at 98 Dog Drove North, Holbeach Drove, 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.

AGREED:

That planning permission be granted subject to the Conditions set out at Section 9.0 of the report.

(Moved by Councillor Lawton, Seconded by Councillor Brewis)

118. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.43 pm)

(End of minutes)