

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 9 October 2019 at 6.30 pm.

PRESENT

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

F Biggadike
H J W Bingham
P E Coupland
H Drury
R Grocock

C J Lawton
J L Reynolds
G T D Rudkin
M D Seymour
A C Tennant

J Tyrrell
A M Newton
R A Gibson

In Attendance: The Planning and Building Control Manager, the Development Manager, the Principal Planning Officer, the Senior Planning Lawyer and the Democratic Services Officer.

37. APOLOGIES FOR ABSENCE.

The Senior Planning Lawyer reported that notification had been received of the following substitution/s for this meeting only:

- Councillor A M Newton was replacing Councillor B Alcock
- Councillor Gibson was replacing Councillor C J T H Brewis

38. MINUTES

Consideration was given to the minutes of the meeting of the Planning Committee held on 4 September 2019.

AGREED:

That the minutes be signed as a correct record.

39. DECLARATION OF INTERESTS.

The Chairman stated that it would be assumed that all Conservative Councillors would have a connection to the application at agenda item 7.

Councillor Drury stated that he had a disclosable pecuniary interest in relation to agenda item 7, and that he would therefore leave the chamber for the duration of that item.

PLANNING COMMITTEE - 9 October 2019

Councillor Avery stated that he was acquainted with the applicants in relation to agenda item 8. However, he stated that he did not have a pecuniary interest, and that he would participate in the discussion and vote.

Councillor Grocock and the Chairman stated that they have been lobbied with regard to agenda item 10. The Chairman also stated that it would be assumed that most other members would also have been lobbied on this item.

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

There were none.

41. **H16-0734-19**

Planning No. and Applicant

Proposal

H16-0734-19 Ms S Street

Full application for siting of mobile home (retrospective) – re-submission of H16-0030-17 at Akita Place, Clay Lake, 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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor H Drury , Seconded by Councillor J Tyrrell).

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 Alan Finch (Agent)

42. **H09-0403-19**

Planning No. and Applicant

Proposal

PLANNING COMMITTEE - 9 October 2019

H09-0403-19 Mr M Francis

Full application for proposed alterations to two flats at 15B High Street and 15C High Street, 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 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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report, and subject to clarification being sought from the applicant relating to the second condition regarding the material to be used for a privacy screen on the external staircase and walkway/balcony area, to be considered by the Chairman's Panel.

(Moved by Councillor R Gambba-Jones , Seconded by Councillor F Biggadike).

(Councillor Beal left the meeting at 18.50, during discussion of the above item.)

43. **H16-0840-19**

Planning No. and Applicant

Proposal

H16-0840-19 Mr P Redgate

Full application for change of use from sui generis to MP constituency office (retrospective) at 24-25 Westlode Street, Spalding, Lincs

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, in line with the Democratic Services Privacy Notice.

AGREED:

PLANNING COMMITTEE - 9 October 2019

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor M D Seymour , Seconded by Councillor J Tyrrell).

(Councillor Drury left the meeting at 18:55 and returned after the vote at 19:00

44. **H17-0797-19**

Planning No. and Applicant

Proposal

H17-0797-19 Mr & Mrs West

Full application for change of use of private swimming pool to swimming pool for private hire, exclusive for family groups of up to 6, babies, rehabilitation and certain disabilities at Park House, Park Lane, Surfleet

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, in line with the Democratic Services Privacy Notice.

AGREED:

That the application be deferred, for officers to resolve with the applicant, concerns raised by the Committee around provision of off-road parking at the site, and opening hours over the weekend.

(Moved by Councillor H Drury , Seconded by Councillor J L 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:

Objector: Mr Charles Dobney

45. **H16-0783-19**

Planning No. and Applicant

Proposal

H16-0783-19 Ms K Holmes

Full application for change of use of first floor

PLANNING COMMITTEE - 9 October 2019

manager's flat to baby unit at child day-care facility at Acorn Childcare Ltd, Maytree Lodge, 41 Roman Bank

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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor H Drury, Seconded by Councillor C J Lawton)

46. **H02-0669-19**

Planning No. and Applicant

Proposal

H02-0669-19 AD, RM, JM & B Alcock

Outline application for the erection of up to 6 self-build eco-homes with access from James Road (re-submission of H02-0868-17) at land north of former Crowland Garden Centre, James Road, 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, in line with the Democratic Services Privacy Notice.

The local member for the application, Councillor N H Pepper, attended the meeting and spoke in support of the application.

Councillors Avery and Seymour wished it to be noted that they were uncomfortable with the decision, and the way in which the debate had evolved.

AGREED:

PLANNING COMMITTEE - 9 October 2019

That, contrary to the recommendation, outline planning permission be granted as the Planning Committee felt that the social and economic benefits of delivering a small number of eco self build/custom-build properties in this location outweighed the policy requirements of the South East Lincolnshire Local Plan, and consequently, the presumption in favour of sustainable development was considered to apply in this instance. With regard to the issue in relation to flood risk, the site could be made safe through the use of appropriate mitigation measures.

As part of negotiations with the developer, officers would seek the following heads of terms through a S106 agreement – that the development be limited to no more than six houses; that they be limited to self build/custom build only; and that a range of ecological credentials be included with the S106 agreement, together with a design code which would set out the subsequent detail that the houses would have to meet. A time limit of six months was set for these negotiations to take place, and if there was no resolution after this period, the application would be considered again by the Planning Committee.

(Moved by Councillor A M Newton , Seconded by Councillor H Drury)

47. **H18-0735-19**

Planning No. and Applicant

Proposal

H18-0735-19 Mr R Lynn

Full application for change of use from a B1 to a Sui Generis (Pet Fertility Clinic) (retrospective) at Unit 6, Railway Lane Industrial Estate, Railway Lane North

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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor H Drury, Seconded by Councillor C J Lawton)

(Councillor Pepper left the meeting during discussion of the above item).

PLANNING COMMITTEE - 9 October 2019

48. **H02-0794-19**

Planning No. and Applicant

Proposal

H02-0794-19 South Holland District Council

Full application for change of use of an existing mixed use employment unit (B1/B2/B8) to mixed use employment unit (B1/B2/B8 and D2) Assembly and Leisure-Dance Studio

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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor J Avery, Seconded by Councillor J L Reynolds)

49. **H09-0824-19**

Planning No. and Applicant

Proposal

H09-0824-19 Mrs S Sayers

Full application for rear first floor extension at Willow Cottage, Dam 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 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, in line with the Democratic Services Privacy Notice.

AGREED:

PLANNING COMMITTEE - 9 October 2019

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor J Tyrrell, Seconded by Councillor F Biggadike)

50. **H12-0803-19**

Planning No. and Applicant

Proposal

H12-0803-19 Mrs C Bates

Full application for rear single-storey extension at 24 Gedney Road, 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 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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor J Tyrrell, Seconded by Councillor J L Reynolds)

51. **PLANNING APPEALS**

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

The report stated that 4 appeals had been dismissed since the last report – it was clarified that this was an error and that there had been no appeals dismissed.

The Chairman also advised the Local List had now been published, and was available on the Council's website. Where a planning application was submitted, there was now a requirement for documents to be submitted alongside the application, in order that it could be validated.

DECISION:

That the report be noted.

52. **PLANNING UPDATES.**

PLANNING COMMITTEE - 9 October 2019

There were no planning updates.

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

There were none.

(The meeting ended at 9.07 pm)

(End of minutes)