

Minutes of a meeting of the **PLANNING COMMITTEE** held in line with The Local Authorities & Police & Crime Panels (Coronavirus) (Flexibility of Local Authority & Police & Crime Panel Meetings) (England & Wales) Regulations 2020, on Thursday, 29 April 2021 at 6.30 pm.

PRESENT

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

B Alcock	P E Coupland	A C Tennant
A C Beal	R Grocock	J Tyrrell
H J W Bingham	C J Lawton	A R Woolf
C J T H Brewis	P A Redgate	
A Casson	G T D Rudkin	

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

211. APOLOGIES FOR ABSENCE.

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

- Councillor A Casson was replacing Councillor M D Seymour
- Councillor P A Redgate was replacing Councillor H Drury.

212. MINUTES

Consideration was given to the minutes of the meeting held on 14 April 2021

AGREED:

That the minutes be signed as a correct record.

213. DECLARATION OF INTERESTS.

Councillor Alcock informed the Committee that he did not have an interest in agenda item 5 however, he had been in dialogue with the Parish Council and the landowner over a number of years, as a background to application. He stated that he came to the application with a clear mind.

Councillors Bingham and Grocock informed the Committee that they had been lobbied for and against the application at agenda item 7, and had been in contact with the Parish Council, but that they came to the application with a clear mind.

PLANNING COMMITTEE - 29 April 2021

Councillors Lawton, Beal, Coupland, Rudkin and Woolf informed the Committee that they had been lobbied on the application at agenda item 7, but that they came to the application with a clear mind.

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

There were none.

215. **H03-0161-17**

Planning No. and Applicant

H03-0161-17 Ray Turner Partnership

Proposal

Outline planning application with all matters reserved for the erection of up to 120 dwellings and a village hall and ancillary development on land at Home Farm, Deeping St Nicholas, 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. The Development Manager informed the Committee that there was an error in the recommendation and it should also include reference to the Section 106 agreement requiring the provision of 11 units of affordable housing comprising 8 affordable rented properties and 3 shared ownership properties.

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.

Members were advised that by voting on this application they were confirming that by placing their vote they had heard:

- Chairman's introduction
- Officer's presentation
- Ward Members address (if applicable)
- Public Speaker(s) address (if applicable)
- All members contributions to the debate
- Officer's responses

Name	For	Against	Abstain
Councillor Alcock	✓		
Councillor Avery	✓		
Councillor Beal	✓		
Councillor Bingham	✓		

PLANNING COMMITTEE - 29 April 2021

Councillor Brewis	✓		
Councillor Casson	✓		
Councillor Coupland	✓		
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor Lawton	✓		
Councillor Redgate	✓		
Councillor Rudkin	✓		
Councillor Tennant		✓	
Councillor Tyrrell	✓		
Councillor Woolf	✓		

AGREED:

That permission be granted subject to the applicant entering into a Section 106 agreement to secure the provision of a village hall prior to completion of 50% of the dwellings and transfer to the Parish Council or other appropriate community organisation, the provision of 11 units of affordable housing comprising 8 affordable rented properties and 3 shared ownership properties, financial contributions to health and education, the undertaking of an archaeological evaluation first being carried out to the satisfaction of Lincolnshire County Council Historic Environment and the conditions listed in Section 9.0 of the report.

(Moved by Councillor Brewis, Seconded by Councillor Alcock)

216. **H09-0010-21**

Planning No. and Applicant

H09-0010- 21 Mr M Gaskin

Proposal

Full application for proposed 4 traveller pitches for family linked with pitch No. 6 at the rear of 6 Rose View Drive, 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.

Members were advised that by voting on this application they were confirming that by placing their vote they had heard:

- Chairman's introduction
- Officer's presentation

PLANNING COMMITTEE - 29 April 2021

- Ward Members address (if applicable)
- Public Speaker(s) address (if applicable)
- All members contributions to the debate
- Officer's responses

Name	For	Against	Abstain
Councillor Alcock	✓		
Councillor Avery	✓		
Councillor Beal			✓
Councillor Bingham			✓
Councillor Brewis	✓		
Councillor Casson	✓		
Councillor Coupland			✓
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor Lawton	✓		
Councillor Redgate	✓		
Councillor Tennant	✓		
Councillor Tyrrell	✓		
Councillor Woolf	✓		

Note: Councillor Rudkin lost internet connection during discussion of the above time and therefore was unable to vote.

AGREED:

That permission be granted subject to the conditions listed in Section 9.0 of the report, with an additional condition to control the final layout for each pitch plus the visual appearance of each mobile home and chalet, and to ensure that the shed was used as an amenity building only, and a further condition that officers liaise with the various relevant bodies to ensure the correct size of foul water treatment plant for the site.

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

217. H17-0190-21

Planning No. and Applicant
H17-0190- 21 Mrs H Laches

Proposal
Full application for change of use of land to dog training centre with associated works – re-submission of H17-0239-20 on land at Gubboles Drove, 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.

PLANNING COMMITTEE - 29 April 2021

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.

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: Hayley Laches (Applicant)

Objector – Claire Leworthy (Resident)

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Councillor Avery	✓		
Councillor Beal	✓		
Councillor Bingham	✓		
Councillor Brewis	✓		
Councillor Casson	✓		
Councillor Coupland	✓		
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor Lawton	✓		
Councillor Redgate	✓		
Councillor Rudkin	✓		
Councillor Tennant	✓		
Councillor Tyrrell	✓		
Councillor Woolf	✓		

AGREED:

That the application be deferred to clarify the position on the following matters:

- More information from Highways with regard to the access and vehicle generation;
- SHDC Environmental Protection with regard to the potential for noise;
- Hours of operation and how the impact could be reduced;

PLANNING COMMITTEE - 29 April 2021

- Lighting mechanisms; and
- Noise mitigation.

(Moved by Councillor Brewis, Seconded by Councillor Beal)

218. **H04-0193-21**

Planning No. and Applicant

H04-0193-21 J King

Proposal

Full application for change of use of cattery/kennels land to residential – retrospective at Lakeview, 1 Pinder Lane, Donington.

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.

Members were advised that by voting on this application they were confirming that by placing their vote they had heard:

- Chairman’s introduction
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Name	For	Against	Abstain
Councillor Alcock	✓		
Councillor Avery	✓		
Councillor Beal	✓		
Councillor Bingham	✓		
Councillor Brewis	✓		
Councillor Casson	✓		
Councillor Coupland	✓		
Councillor Gambba-Jones	✓		
Councillor Grocock	✓		
Councillor Lawton	✓		
Councillor Redgate	✓		
Councillor Rudkin	✓		
Councillor Tyrrell	✓		

PLANNING COMMITTEE - 29 April 2021

Councillor Woolf	✓		
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Note: Councillor Tennant lost internet connection during discussion of the above time and therefore was unable to vote.

AGREED:

That permission be granted subject to the conditions listed in Section 9.0 of the report

(Moved by Councillor Tyrrell, Seconded by Councillor Lawton)

219. **PLANNING APPEALS**

Consideration was given to the report of the Development Manager which provided an update on recent Appeal Decisions.

AGREED:

That the contents of the report be noted.

220. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.35 pm)

(End of minutes)