

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Function Hall, South Holland Centre, Market Place, Spalding, PE11 1SS, on Wednesday, 9 February 2022 at 6.30 pm.

PRESENT

J Avery (Chairman)

B Alcock
H J W Bingham
C J T H Brewis
P E Coupland
R Grocock

C J Lawton
P A Redgate
G T D Rudkin
A C Tennant
J Tyrrell

S C Walsh
A R Woolf
E J Sneath

In Attendance: Councillor A Casson, Councillor M Seymour, the Development Manager, Head of Planning and Senior Planning Lawyer, the Lead Electoral Services Officer and the Democratic Services Assistant

54. APOLOGIES FOR ABSENCE.

Apologies had been received from Councillor R Gambba-Jones.

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

- Councillor E Sneath was replacing Councillor A Beal

55. MINUTES

Consideration was given to the minutes of the meeting held on 12 January 2022.

AGREED:

That the minutes be signed as a correct record.

56. DECLARATION OF INTERESTS.

Councillors Grocock, Lawton, Coupland and Sneath all declared an interest in Item 10 and would leave the room for the entirety of the item.

Councillor Sneath also declared an interest in Item 5 and would therefore leave the room for the entirety of the item.

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

There were none.

PLANNING COMMITTEE - 9 February 2022

58. **H17-0898-21**

Planning No. and Applicant

H17-0898-21 Mr G J K & Mrs K F Swindells

Proposal

Full application for proposed change of use of The Mermaid Inn to five apartments, the erection of three detached dwellings, associated demolition and alteration to existing access off Stockhouse Lane.

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 subject to a viability assessment being conducted.

(Moved by Councillor Redgate and Seconded by Councillor Bingham)

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: Lewis Smith (Agent on behalf of the Applicant)

Objector: Mr Keogh (Resident)

Councillor Sneath returned to the room at 19.21pm

59. **H22-0887-21**

Planning No. and Applicant

H22-0887-21 Ashwood Homes

Proposal

Full application for erection of 68 dwellings and associated works.

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

PLANNING COMMITTEE - 9 February 2022

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AGREED:

That the permission be granted subject to the applicant entering into a Section 106 Agreement to secure the delivery of 17 no. affordable dwellings of the mix set out in the report, an education contribution of £206,769, an NHS contribution of £44,880 and a Parish Council contribution of £40,000, and those conditions listed at Section 9.0 of the report, plus relevant archaeology conditions dependent upon the outcome of evaluation trenching.

(Moved by Councillor Tyrrell and Seconded by Councillor Lawton)

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: Chris Dicks (Resident)

60. **H20-0947-21**

Planning No. and Applicant
H20-0947-21 Scenic Homes

Proposal
Full application for residential development comprising 30 dwellings with associated estate roads, landscaping & open space.

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 permission be granted for the reasons, subject to the applicant entering into a Section 106 agreement for an education contribution of £32,000 and the conditions listed at Section 9.0 of the report.

(Moved by Councillor Tyrrell and Seconded by Councillor Redgate)

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

PLANNING COMMITTEE - 9 February 2022

Supporter: Allan Finch (Agent on behalf of the Applicant)

61. **H09-1094-21**

Planning No. and Applicant

H09-1094-21 Mr D & A Rulewski

Proposal

Full application for erection of 4 detached dwellings, 1 detached garage and demolition of existing bungalow.

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 subject to further information being provided regarding light impact on the neighbouring property.

(Moved by Councillor Avery and Seconded by Councillor Brewis)

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: Adam Rulewski (Applicant)

Objector: Jason Webster (Resident)

62. **H22-1064-21**

Planning No. and Applicant

H22-1064-21 Scottpark Developments Ltd

Proposal

Full application for residential development – erection of 3 dwellings including demolition of existing building

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

PLANNING COMMITTEE - 9 February 2022

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AGREED:

That the permission be deferred to seek a further view from the Highway Authority on the suitability of the access to serve 3 dwellings, given its length and width and position on a junction and to discuss with the applicant a reduction from 3 to 2 dwellings.

(Moved by Councillor Grocock and Seconded by Councillor Avery)

63. **H16-1320-21**

Planning No. and Applicant

H16-1320-21 South Holland District Council

Proposal

Full application for change of use and conversion from two bed dwelling to 2 one bed flats.

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 permission be granted subject to those conditions listed at Section 9.0 of the report.

(Moved by Councillor Tyrrell and Seconded by Councillor Brewis)

64. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.09 pm)

(End of minutes)