

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 11 January 2023 at 6.30 pm.

PRESENT

J Avery (Chairman)

B Alcock
A C Beal
H J W Bingham
C J T H Brewis
A C Casson

P E Coupland
R Grocock
J L King
C J Lawton
P A Redgate

G T D Rudkin
J Tyrrell
S C Walsh

In Attendance: Councillor S A Slade (Ward Member), the Head of Planning, the Development Manager, the Senior Planning Lawyer, the Principal Planning Officer and the Democratic Services Assistant

103. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor A Woolf.

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

- Councillor A Casson was replacing Councillor R Gambba-Jones
- Councillor J King was replacing Councillor A Tennant

104. **MINUTES**

Consideration was given to the minutes of the meeting held on 15 December 2022.

AGREED:

That the minutes be signed as a correct record.

105. **DECLARATION OF INTERESTS.**

Councillor King declared an interest in item 5 due to her objection submission in relation to the application and would therefore not vote on this item.

Councillor Avery declared an interest in item 5 due to his objection submission in relation to the application and would therefore not vote on this item.

As the Vice-Chairman had given his apologies to the meeting and the Chairman would be leaving the Chair for the duration of items 4 and 5, there was a need to elect a Chairman for this period of time only, in accordance with the Council's Constitution.

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Councillor Redgate was proposed as Chairman by Councillor Bingham, and this was seconded by Councillor Grocock.

AGREED:

Councillor Redgate be elected as Chairman for the duration of items 4 and 5

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

There were none.

107. **H14-0328-21**

Planning No. and Applicant

H14-0328-21 Postland Developments Ltd

Proposal

Reserved Matters application for residential development of 35 dwellings and associated works – outline approval H14-1311-16. Also consideration of conditions 3, 5 and 15 of H14-1311-16.

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 Principal Planning Officer detailed a further objection that had been received after the publication of the agenda, containing comments pertaining to the capacity of public services to cope with extra housing and the narrowness of the lane for cars and people.

AGREED:

That delegated authority be given to officers to approve the reserved matters subject to the conditions set out in section 9.0 of the report with conditions 4 and 5 redrafted to tighten up the wording with regard to levels and the Deed of Variation to the existing S106 Legal Agreement ensuring delivery of the affordable housing set out in the report.

(Moved by Councillor Tyrrell, Seconded by Councillor Lawton)

Councillor Brewis wished to have his vote against the application recorded.

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

Supporter: Brent Warner (Postland Developments) (Applicant)

Objector: Terry Moore (Resident)

Following the consideration of this item, Councillor Avery re-assumed his position as Chairman.

108. **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, associated demolition and erection of three attached dwellings, one detached dwelling, erection of refuse collection point, retention of wc/garage 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.

The Principal Planning Officer had received updates following the publication of the agenda from Highways, Welland and Deepings Internal Drainage Board and the Environment Agency confirming they had no objections to the application. The Lincolnshire Bat Group had recommended that a specialist species bat survey take place at the site as a licence would be required if specialist species were found. The Principal Planning Officer confirmed that the bat survey had been included as a pre-commencement condition.

AGREED:

That the permission be granted subject to the conditions set out in Section 9.0 of the report.

(Moved by Councillor Walsh, Seconded by Councillor Tyrrell)

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

Supporter: Lewis Smith (Agent on behalf of Applicant)

109. **H17-1012-22**

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 5 apartments, the erection of a terrace of 3 two storey dwellings, 1 single storey dwelling and 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 Listed Building Consent be granted subject to the conditions set out in Section 9.0 of the report.

(Moved by Councillor Walsh, Seconded by Councillor Brewis)

110. **H16-1076-22**

Planning No. and Applicant

H16-1076-22 South & East Lincolnshire Councils Partnership

Proposal

Listed Building Consent Application for secondary glazing and double glazing.

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

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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 Listed Building Consent be granted subject to the conditions set out in Section 9.0 of the report.

(Moved by Councillor Lawton, Seconded by Councillor Tyrrell)

111. APPEALS

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

AGREED:

That the report be noted.

112. SOUTH HOLLAND DISTRICT BROWNFIELD LAND REGISTER 2022

Consideration was given to the report of the Head of Planning which sought to inform Members on the annual update of South Holland Brownfield Land Register to be published on the Council Website.

AGREED:

That the South Holland District Brownfield Land register 2022 be approved for publication.

113. PLANNING UPDATES.

There were none.

114. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.

There were none.

(The meeting ended at 8.37 pm)

(End of minutes)