

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Thursday, 15 December 2022 at 6.30 pm.

PRESENT

J Avery (Chairman)

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

P E Coupland
R Gibson
R Grocock
C J Lawton

P A Redgate
G T D Rudkin
E J Sneath
S C Walsh

In Attendance: The Head of Planning, the Development Manager, the Senior Planning Lawyer, the Planning Officer and the Democratic Services Assistant

89. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor C J T H Brewis and Councillor A Woolf

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

- Councillor R Gibson was replacing Councillor A Tennant
- Councillor A Casson was replacing Councillor R Gambba-Jones
- Councillor E Sneath was replacing Councillor J Tyrrell

90. **MINUTES**

Consideration was given to the minutes of the meeting held on 9 November 2022.

AGREED:

That the minutes be signed as a correct record.

91. **DECLARATION OF INTERESTS.**

Councillor Bingham declared an interest in items 5 and 10 and therefore left the room for the duration of these items.

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

There were none.

93. **H11-0552-22**

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Planning No. and Applicant

H11-0552-22 Stinders Homes
SPV1/PJK Magpie Close Ltd.

Proposal

Reserved Matters application for
Erection of 70 dwellings – outline
approval H11-1264-18

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 Committee that Housing Strategy were satisfied with the mix of affordable housing put forward and the Local Highway and Lead Local Flood Authority had no objections subject to conditions and informatives.

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 the conditions set out in Section 9.0 of the report and additional conditions and informatives requested by Local Highway and Lead Local Flood Authority.

(Moved by Councillor Avery, Seconded by Councillor Gibson)

94. **H23-0827-22**

Planning No. and Applicant

H23-0827-22 Mr Welch

Proposal

Outline application for Residential
Development.

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.

Councillor Beal spoke on this item as a Ward Member and left the room after making a statement in relation to the item.

AGREED:

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That the permission be granted subject to the applicant entering into a s106 agreement to secure the provision of 25% affordable housing on site, a £27,720 healthcare contribution and a £204,024 education contribution, as well as the conditions set out in Section 9.0 of the report.

(Moved by Councillor Grocock, Seconded by Councillor Lawton)

95. **H05-0844-22**

Planning No. and Applicant

H05-0844-22 S Carr

Proposal

Full application for demolition of existing Garden Centre/Nursery and erection of 8 industrial units (Use Class E g i), ii) and iii), access road and associated infrastructure.

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 the conditions set out in Section 9.0 of the report and the addition of an informative relating to Land Drainage Consent.

(Moved by Councillor Avery, Seconded by Councillor Beal)

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)

96. **H08-0870-22**

Planning No. and Applicant

H08-0870-22 RTW Construction & Developments Ltd

Proposal

Full application for Proposed development comprising 20 dwellings (Re-submission of H08-1183-21)

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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.

The Development Manager informed the Committee that the Strategic Development Officer of Lincolnshire County Council had confirmed that the request for an education contribution should relate to Donington Thomas Crowley rather than Kirton Middlecott.

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 the applicant entering into a Section 106 agreement to secure the delivery of 25% affordable housing on-site, an education contribution of £76,509 and an NHS contribution of £13,200, and those conditions set out in Section 9.0 of the report.

(Moved by Councillor Lawton, Seconded by Councillor Walsh)

97. **H17-0357-22**

Planning No. and Applicant

H17-0357-22 NNA Surfleet Limited

Proposal

Full application for residential development of 6 self-build dwellings

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 the conditions set out in Section 9.0 of the report and the applicant entering into a Section 106 agreement to restrict the development to self-build or custom build dwellings. That delegated authority be

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given to officers to impose additional conditions relating to the provision and maintenance of the road, waste collection and protection of trees.

(Moved by Councillor Avery, Seconded by Councillor Lawton)

98. **H16-0903-22**

<u>Planning No. and Applicant</u>	<u>Proposal</u>
H16-0903-22 Opperman Plants Ltd.	Full application for Proposed glasshouse development

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 the conditions set out in Section 9.0 of the report and the addition of an informative advising of the need to comply with the requirements of the South Holland Internal Drainage Board.

(Moved by Councillor Alcock, Seconded by Councillor Grocock)

99. **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.

100. **REVIEW OF IMPLEMENTED PLANNING DECISIONS**

Consideration was given to the report of the Head of Planning which reported on the conclusions of the Performance Monitoring Panel and to invite the Committee to submit any comments back to the Panel.

Members raised the following comments:

- Attenuation ponds on larger sites was an area that required greater consideration at the application stage in relation to their aesthetic and resident safety.

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- The tour was always a useful exercise to do.
- It would be interesting to see a 3d model of sites at the application stage to give a better overview of what the proposed site would look like.
- There were some sites where details had been left unfinished such as footpaths and paving slabs.
- The tour should be open to Members of the Planning Committee as well as PMP members.

AGREED:

That the report be noted and the above comments be submitted back to the Panel.

101. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.00 pm)

(End of minutes)