

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 18 May 2022 at 6.30 pm.

**PRESENT**

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

A C Beal  
H J W Bingham  
C J T H Brewis  
P E Coupland

R Grocock  
C J Lawton  
P A Redgate  
G T D Rudkin

J Tyrrell  
S C Walsh  
A Casson  
A M Newton

In Attendance: Councillor E J Sneath, the Head of Planning, the Development Manager, the Senior Planning Lawyer, the Principal Planning Officer and the Democratic Services Assistant

**1. APOLOGIES FOR ABSENCE.**

Apologies for absence had been received from Councillor A Tennant.

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

- Councillor A Newton was replacing Councillor B Alcock
- Councillor A Casson was replacing Councillor A Woolf

**2. MINUTES**

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

**AGREED:**

That, subject to the decision being amended at item 71 as outlined below, the minutes be signed as a correct record.

**‘AGREED:**

~~*That permission be refused due to the siting and scale of the proposed house on Plot 1 resulting in an overbearing impact upon the adjacent property contrary to Policy 3 of the SELLP.*~~

*In the opinion of the Local Planning Authority the design, scale and position of the proposed house on plot 1 would, due to loss of daylight and sunlight, have an unacceptable impact upon the adjacent residential property to the west and as such would materially harm the amenity of its occupiers. The proposal is therefore contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), which set out residential amenity and the relationship to existing development and land*

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*uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users'*

**3. DECLARATION OF INTERESTS.**

Cllrs Avery, Coupland and Grocock had all been lobbied on item 6.

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

There were none.

**5. H18-0005-22**

**Planning No. and Applicant**  
H18-0005-22 Loyd Homes Ltd.

**Proposal**  
Outline application for residential development of 123 dwellings (including 34 affordable units), site access and associated external works – re-submission of H18-0824-20

The Chairman reported that this item had been withdrawn from the agenda.

**6. H09-0115-21**

**Planning No. and Applicant**  
H09-0115-21 Cicero Estates

**Proposal**  
Outline application for residential development of up to 185 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](http://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 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 £1,140,922 and an NHS contribution of £122,100, and those Conditions listed at Section 9.0 of the report.

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*(Moved by Councillor Grocock and Seconded by Councillor Tyrrell)*

**7. H17-1187-21**

**Planning No. and Applicant**

H17-1187-21 Ashley King  
(Developments) Ltd.

**Proposal**

Full application for residential development of 48 dwellings with associated garages, roads and sewers

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](http://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 permission be granted, subject to the applicant entering into a Section 106 agreement to secure the full provision of financial contributions to health and education, the provision of 12 units of affordable housing with appropriate payment triggers agreed within the S106 to ensure that payments for health and education are paid at key points of occupation and the undertaking of an archaeological evaluation being carried out to the satisfaction of LCC Historic Environment, and the conditions listed in Section 9.0 of the report.

*(Moved by Councillor Tyrrell and Seconded by Councillor Lawton)*

**8. H09-0180-22**

**Planning No. and Applicant**

H09-0180-22 Loosegate  
Developments Ltd

**Proposal**

Modified agreement application for modification of 106 agreement to omit 8 two-bed dwellings – relating to H09-0326-17 and H09-1178-19

The Chairman reported that this item had been withdrawn from the agenda.

**9. H16-1062-21**

**Planning No. and Applicant**

H16-1062-21 Mr S Gareb

**Proposal**

Full application for change of use of former sorting office to mixed use comprising retail use on ground floor and 9 flats on upper floors,

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and external alterations

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](http://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 permission be granted subject to conditions listed at Section 9.0 of the report.

*(Moved by Councillor Tyrrell and Seconded by Councillor Grocock)*

10. **H16-1131-21**

**Planning No. and Applicant**

H16-1131-21 Market Homes Ltd

**Proposal**

Full application for change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

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](http://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 permission be granted subject to conditions listed at Section 9.0 of the report.

*(Moved by Councillor Tyrrell and Seconded by Councillor Avery)*

11. **H16-1132-21**

**Planning No. and Applicant**

H16-1131-21 Market Homes Ltd

**Proposal**

Listed Building application for

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change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

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](http://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 conditions listed at Section 9.0 of the report.

*(Moved by Councillor Beal and Seconded by Councillor Brewis)*

12. **H09-0909-21**

**Planning No. and Applicant**

H09-0909-21 API Ltd

**Proposal**

Full application for erection of one detached dwelling & pair of semi-detached dwellings with 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 Committee meetings were webcast and could be viewed in full at [www.sholland.gov.uk](http://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 permission be refused due to concerns about the cumulative impact on an already restricted access resulting in an unacceptable impact on surrounding residential amenity and an unacceptable design within a conservation area. That the formalising of the final wording of the refusal reasons is delegated to officers.

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*(Moved by Councillor Gambba-Jones and Seconded by Councillor Brewis)*

13. **H09-0087-22**

**Planning No. and Applicant**

H09-0087-22 Mr G Carman

**Proposal**

Full application for change of use from paddock to residential use for Gypsy and Travellers (retrospective) to include 2 static caravan pitches, and associated touring caravans – re-submission of H09-0845-21

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](http://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 permission be refused for the reasons listed at Section 9.0 of the report.

*(Moved by Councillor Brewis and Seconded by Councillor Tyrrell)*

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:** Mrs J Cordona (Agent on behalf of the Applicant)

14. **H11-0039-22**

**Planning No. and Applicant**

H11-0039-22 Mr T Hedman

**Proposal**

Full application for change of use from residential dwelling to children's care home

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](http://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 permission be granted subject to conditions listed at Section 9.0 of the report.

*(Moved by Councillor Brewis and Seconded by Councillor Gambba-Jones)*

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:** Nyasha Banhire (Owner of Care Company)

15. **H13-0120-22**

**Planning No. and Applicant**

H13-0120-22 Mrs L Anglum

**Proposal**

S73A Continuation application for proposed first floor side extension & new entrance porch – approved under H13-0999-20. Modification of Condition 2 to allow amendments to previously approved plans

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](http://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 application be deferred for officers to negotiate with the applicant in line with the recommendations of the Committee. If the Committee's recommendations are agreed by the applicant, members delegate to officers the issuing of the planning permission.

*(Moved by Councillor Tyrrell and Seconded by Councillor Avery)*

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:** John Townsend (Applicant's Builder)

16. **PLANNING UPDATES.**

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There were none.

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

There were none.

(The meeting ended at 9.03 pm)

(End of minutes)