

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 20 July 2022 at 6.30 pm.

**PRESENT**

J Avery (Chairman)

B Alcock  
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  
A C Tennant

J Tyrrell  
S C Walsh  
N H Pepper

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

**28. 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 N Pepper was replacing Councillor R Gambba-Jones

**29. MINUTES**

Consideration was given to the minutes of the meeting held on 22 June 2022.

**AGREED:**

That the minutes be signed as a correct record.

**30. DECLARATION OF INTERESTS.**

Councillors Grocock and Coupland declared an interest in items 11, 12, 13, 14, 15, 16 and 17 due to their work as Portfolio Holders and would leave the room during the discussion of these items.

Councillor Coupland also declared an interest in items 5 and 6 due to his attendance at a public meeting regarding the application and would not speak or vote on these items.

Councillors Bingham and Walsh declared an interest in item 7 due to previous comments made on the application and would therefore leave the room during the discussion of this item.

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Councillor Tyrrell declared an interest in item 9 as the applicant and would therefore leave the room for the duration of that item.

Councillor Alcock declared an interest in item 10 due to an affiliation with the agent for the application and would leave the room for the duration of that item.

Councillor Avery declared that they knew the applicant at item 10 in passing but would still vote on this item.

Councillor Rudkin declared that he had been lobbied in respect of item 8.

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

There were none.

32. **H06-0960-21**

**Planning No. and Applicant**

H06-0960-21 JEPCO

**Proposal**

Full application for proposed glasshouse containing hydroponic growing system, glasshouse annex containing seeding & germination processes, main pack building, admin & welfare building, main plant room, external roads & hardstandings and landscaping

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 the permission be granted subject to the conditions set out at Section 9.0 of the report and further amendments made to conditions by Officers.

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

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

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**Supporter:** Simon Creasey (JEPCO) (Applicant)

33. **H06-0426-22**

**Planning No. and Applicant**

H06-0426-22 JEPCO

**Proposal**

Full application for proposed roadway linking B1359 and existing private road giving access to Roman Bank

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 the permission be granted subject to the conditions set out at Section 9.0 of the report and further amendments made to conditions by Officers.

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

34. **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

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.

Councillors Bingham and Walsh left the meeting for the duration of this item.

**AGREED:**

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That the permission be refused due to concerns around noise. That the formalising of the final wording of the refusal reasons is delegated to officers.

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

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:** Hayley Laches (Applicant)

**Objector:** Claire Leworthy (Resident)

35. **H09-0307-22**

**Planning No. and Applicant**

H09-0307-22 J Belsham, D Woods  
& S Dawson

**Proposal**

Full application for Residential  
Development – Erection of Dwelling

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

*(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:

**Objector:** Catherine Carter (Resident)

36. **H11-0472-22**

**Planning No. and Applicant**

H11-0472-22 Mr & Mrs J Tyrrell

**Proposal**

Full Application for Change of use  
from Office (Class E) back to  
previous C3 Dwelling Use

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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.

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.

Councillor Tyrrell left the room for the duration of this item.

**AGREED:**

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

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

37. **H14-0449-22**

**Planning No. and Applicant**

H14-0449-22 Mr & Mrs M Thomas

**Proposal**

Full application for erection of a Self-Build Zero Carbon Home (Resubmission of H14-1299-21)

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.

Councillor Alcock left the room for the duration of this item.

**AGREED:**

That the permission be granted due to the design of the proposal having aspects to enable it to achieve a zero carbon footprint and additionally would contribute to the provision of self/custom build dwellings in the District and is subject to conditions to be determined by officers and approved at Chairman's Panel.

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

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

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**Supporter:** Mark Thomas (Applicant)

**Supporter:** Terry Moore (Resident)

38. **H16-0493-22**

**Planning No. and Applicant**

H16-0493-22 South Holland District Council

**Proposal**

Full application for Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool – retrospective

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

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

39. **H16-0494-22**

**Planning No. and Applicant**

H16-0494-22 South Holland District Council

**Proposal**

Listed Building application for Repair works to shelter and demolition of dwarf walls adjacent to former paddling pool – retrospective

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.

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**AGREED:**

That listed building consent be granted subject to the conditions set out at Section 9.0 of the report.

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

40. **H16-0495-22**

**Planning No. and Applicant**

H16-0495-22 South Holland District Council

**Proposal**

Full application for Emergency repair works to the boundary wall between Ayscoughfee Hall Museum & Gardens and 12 Church Gate including reducing the height of the wall locally – retrospective

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 the permission be granted for the subject to the conditions set out at Section 9.0 of the report.

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

41. **H16-0496-22**

**Planning No. and Applicant**

H16-0496-22 South Holland District Council

**Proposal**

Listed Building application for Emergency repair works to the boundary wall between Ayscoughfee Hall Museum & Gardens and 12 Church Gate including reducing the height of the wall locally – retrospective

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.

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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 the conditions set out at Section 9.0 of the report.

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

42. **H16-0497-22**

**Planning No. and Applicant**

H16-0497-22 South Holland District Council

**Proposal**

Full application for Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building – retrospective

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 the permission be granted for the subject to the conditions set out at Section 9.0 of the report.

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

43. **H16-0498-22**

**Planning No. and Applicant**

H16-0498-22 South Holland District Council

**Proposal**

Listed Building application for Demolition of C20 greenhouse, erection of timber fencing, erection of timber pergola & replacement door to gardeners store building – retrospective



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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.

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 the conditions set out at Section 9.0 of the report.

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

44. **H16-0624-22**

**Planning No. and Applicant**

H16-0624-22 South Holland District Council

**Proposal**

Listed Building application for Repair and redecoration of the gates to the north of Ayscoughfee Hall at the east end of The Chestnut Avenue

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 the conditions set out at Section 9.0 of the report.

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

45. **APPEALS**

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

**AGREED:**

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That the report be noted.

46. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 9.30 pm)

(End of minutes)