

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 8 February 2023 at 6.30 pm.

PRESENT

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

| | | |
|----------------|--------------|--------------|
| B Alcock | P E Coupland | G T D Rudkin |
| A C Beal | R Grocock | J Tyrrell |
| H J W Bingham | C J Lawton | S C Walsh |
| C J T H Brewis | P A Redgate | |

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

115. **APOLOGIES FOR ABSENCE.**

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

- Councillor J Astill was replacing Councillor A Woolf
- Councillor R Gibson was replacing Councillor A Tennant

116. **MINUTES**

Consideration was given to the minutes of the meeting held on 11 January 2023.

AGREED:

That the minutes be signed as a correct record.

117. **DECLARATION OF INTERESTS.**

Councillor Avery declared that he was pre-determined on item 5 and would vacate the Chair for that item and speak as a ward member.

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

There were none.

119. **H14-1218-21**

Planning No. and Applicant
H14-1218-21 Ashley King
(Developments) Ltd.

Proposal
Full Hybrid planning application
seeking full planning permission for

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100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping and 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 applicant entering into two s106 agreements as below, subject to the conditions listed at Section 9.0 of this report, and delegated authority given to officers to double check plans and conditions:

- For the full application to secure 7 affordable housing units and a financial contribution of £792,800 towards the Spalding Western Relief Road and a £10,000 contribution to Pinchbeck Parish Council towards the building of a new cemetery.
- For the outline application to secure 25% affordable housing, full education contribution (formula based), healthcare contribution of £660 per dwelling, £8,028 per dwelling towards the Spalding Western Relief Road and £100 per dwelling to Pinchbeck Parish Council towards the building of a new cemetery.

(Moved by Councillor Astill, Seconded by Councillor Grocock)

120. **H13-0988-22**

Planning No. and Applicant

H13-0988-22 Allison Homes

Proposal

Condition Compliance application for details of external materials, landscaping, boundary treatments/screening, existing and proposed site levels/floor levels, construction management, contamination and pollution, storage and disposal of refuse and recycling, estate road and footways, finished surface levels, surface water drainage scheme, foul water drainage works and archaeological

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investigation (Conditions 3, 4, 5, 6, 7, 9 (parts i-iii), 12, 15, 16, 17 & 20 of H13-1215-18

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.

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 refused for the reasons that the raising of levels would result in an incongruous development, out of character with the area, overbearing and a loss of amenity for adjoining properties and delegation be given to officers to develop these reasons for refusal including relevant Policy references. External legal advice would be taken before bringing the reasons back to Chairman's Panel for final sign off.

(Moved by Councillor Beal, Seconded by Councillor Brewis)

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: Ian Reilly (Allison Homes) (Applicant)

Objector: Lawrence Wakefield (Resident)

121. **H05-0432-22**

Planning No. and Applicant

H05-0432-22 Mr H Payne

Proposal

Full application for proposed caretaker accommodation, visitor centre & memorial.

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.

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AGREED:

That contrary to the officers' recommendation, permission be granted as the specific nature of the proposed memorial means that the proposed caretaker accommodation is necessary for management, operations and security reasons. Furthermore, the wider sustainability of the development outweighs the flood risk concerns in this instance with specific conditions attached specifying the use of the accommodation on site.

(Moved by Councillor Walsh, 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: Alan Cole (On behalf of Applicant)

122. **H12-0577-22**

Planning No. and Applicant

H12-0577-22 G H Hoyles Ltd.

Proposal

Full application for proposed change of use of agricultural land to dog exercise area 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 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 with delegated authority given to officers to amend the wording of condition 4 to make clear that no more than 4 dogs may be on site at any one time.

(Moved by Councillor Bingham, Seconded by Councillor Walsh)

123. **H23-0970-22**

Planning No. and Applicant

H23-0970-22 Mr S Alexander

Proposal

Outline application for residential development – Erection of Single Storey Dwelling

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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 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 contrary to the officer's recommendation, permission be granted as given the proximity of the site to the settlement boundary and the proposed self-build nature of the dwelling, on this occasion, notwithstanding that the site is outside of the settlement boundary, it is considered to be a sustainable location.

(Moved by Councillor Beal, Seconded by Councillor Redgate)

124. **H09-1138-22**

Planning No. and Applicant

H09-1138-22 Mr R Mansfield

Proposal

Full application for proposed side extension & 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 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 Beal, Seconded by Councillor Redgate)

125. **PLANNING APPEALS**

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

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The Development Manager gave an additional update on an enforcement appeal at Baulkins Drove, Sutton St James that had been allowed. The Inspector felt that the need argument was no longer there, and the flood risk assessment satisfactorily address matters of flood risk.

AGREED:

That the report be noted.

126. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 10.02pm)

(End of minutes)