

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 8 March 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	A R Woolf
P E Coupland	G T D Rudkin	

In Attendance: Councillor J Astill (Ward Member), the Head of Planning, the Development Manager, the Principal Planning Officer, the Senior Planning Lawyer, the Planning Consultant and the Democratic Services Assistant.

128. **APOLOGIES FOR ABSENCE.**

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

- Councillor R Gibson was replacing Councillor A Tennant

129. **MINUTES**

Consideration was given to the minutes of the meeting held on 8 February 2023.

AGREED:

That the minutes be signed as a correct record.

130. **DECLARATION OF INTERESTS.**

Councillors Coupland and Grocock declared an interest in item 5 as they had been involved in negotiations with the sale of the land and would leave the room for the duration of that item.

Councillor Bingham declared an interest in item 12 and would leave the room for the duration of that item.

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

There were none.

132. **H09-1057-22**

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Planning No. and Applicant

H09-1057-22 Aldi Stores Ltd

Proposal

Full application for Demolition of existing buildings and construction of foodstore (Use Class E) together with car parking, landscaping and external works at Fleet Street, Holbeach, Spalding

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That permission be granted subject to the conditions set out at Section 9.0 of the report and additional conditions to be added restricting delivery hours to 6am to 9pm on Monday to Saturdays including Bank Holidays and 8am to 6pm on Sundays and details of how the entrance to the store car park will be secured.

(Moved by Councillor Woolf, 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: Richard Thompson (Aldi) (Applicant)

133. **H09-0468-16**

Planning No. and Applicant

H09-0468-16 LCC and Mr R H & Mr A M Goodley

Proposal

Outline application for Proposed residential development of approximately 650 dwellings with site access, open space and landscaping at Land between A17 and A151.

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 on South Holland District

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Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That outline permission be granted subject to the applicant entering into a Section 106 agreement to secure affordable housing, education contribution, healthcare contribution, public open space and potentially a contribution to Peppermint Junction, the receipt of an update Flood Risk Assessment, ecology reports and a project-level Habitats Regulations Assessment (HRA) and the conditions listed at Section 9.0 of the report.

(Moved by Councillor Tyrrell, Seconded by Councillor Lawton)

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: Michael Braithwaite (RDC) (Agent on behalf of Applicant)

134. **H02-1006-21**

Planning No. and Applicant
H02-1006-21 Ashwood Homes

Proposal
Full application for Erection of 42 dwellings with associated parking, garages, roads and sewers at Land to South West of Harrington Drive, Crowland

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That the application be deferred to enable Officers to have further discussion with the applicant with regard to the impact on neighbouring amenity of the site levels of particular plots, site access from James Road, the management of green space and a possible reconfiguration of the contribution to the Parish Council.

(Moved by Councillor Woolf, Seconded by Councillor Gibson)

135. **H02-0166-22**

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Planning No. and Applicant
H02-0166-22 Ashwood Homes

Proposal
Full application for Erection of 5 dwellings with associated garages and external works at Land to North West of Harrington Drive, Crowland

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That the application be deferred to enable Officers to have further discussion with the applicant with regard to the impact on neighbouring amenity of the site levels of particular plots, site access from James Road, the management of green space and a possible reconfiguration of the contribution to the Parish Council.

(Moved by Councillor Beal, Seconded by Councillor Woolf)

136. **H02-0167-22**

Planning No. and Applicant
H02-0167-22 Ashwood Homes

Proposal
Full application for Erection of 5 dwellings with associated garages and external works at Land to South East of Harrington Drive, Crowland

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That the application be deferred to enable Officers to have further discussion with the applicant with regard to the impact on neighbouring amenity of the site levels of

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particular plots, site access from James Road, the management of green space and a possible reconfiguration of the contribution to the Parish Council.

(Moved by Councillor Gambba-Jones, Seconded by Councillor Beal)

137. **H02-0696-22**

Planning No. and Applicant

H02-0696-22 Lion Investment Group

Proposal

Full application for Residential development of 40 dwellings, new site access, internal roads, footpath links and landscaping at 17 Barbers Drove North, Crowland, Peterborough

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 on South Holland District Council's Facebook page for a limited period of time, 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 (11 dwellings), a £26,400 NHS contribution, a £41,200 Parish Council contribution and the conditions listed at Section 9.0 of the report with the wording of condition 3 amended to include no construction traffic to use Barbers Drove North.

(Moved by Councillor Tyrrell, Seconded by Councillor Avery)

138. **H05-1085-22**

Planning No. and Applicant

H05-1085-22 Larkfleet Group

Proposal

Full application for Erection of a wind fence to produce renewable energy to support the holiday lodges on the site adjacent at Land at Lowgate, Fleet, Spalding

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That permission be granted subject to the conditions listed at Section 9.0 of the report and additional conditions to require the removal of the wind fence at the end of its operational life and for the submission of remedial measures in the event that problems are encountered caused by glint or glare or shadow flicker.

(Moved by Councillor Redgate, Seconded by Councillor Walsh)

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: Jamie Pert (Planning Potential) (Agent on behalf of Applicant)

139. **H15-0001-23**

Planning No. and Applicant

H15-0001-23 Ms J Burton

Proposal

Full application for Proposed detached dwelling at Land adjacent 117 Main Road, Quadring, Spalding

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That permission be granted subject to the conditions listed at Section 9.0 of the report.

(Moved by Councillor Walsh, Seconded by Councillor Redgate)

140. **H22-0017-23**

Planning No. and Applicant

H22-0017-23 Farmer Educational Foundation

Proposal

Outline application for Residential development of 2 bungalows at

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Land between 357 & 363
Broadgate, Weston Hills, Spalding

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 on South Holland District Council's Facebook page for a limited period of time, in line with the Democratic Services Privacy Notice.

AGREED:

That permission be granted subject to the conditions listed at Section 9.0 of the report.

(Moved by Councillor Grocock, Seconded by Councillor Woolf)

141. **APPEALS**

142. **LANGHOLE DROVE APPEAL - H14-0419-22**

Consideration was given to the report of the Development Manager following the receipt of external legal advice and further representation from the Environment Agency, to consider the appeal submitted regarding the refusal by the Local Planning Authority of a planning application (ref: H14-0419-22) on 27 June 2022 at Land North of Gatehouse, 86 Langhole Drove for the 'Use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use'.

AGREED:

That Officers shall advise the Planning Inspectorate and the appellant that no evidence shall be presented by the Council to defend this appeal, in the light of recent appeal decisions, external legal advice and further representations from the Environment Agency.

(Moved by Councillor Redgate, Seconded by Councillor Avery)

143. **APPEALS MARCH 2023**

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

AGREED:

That the report be noted.

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144. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 10.09pm)

(End of minutes)