

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 4 October 2023 at 6.30 pm.

PRESENT

J Avery (Chairman)
A C Beal (Vice-Chairman)

B Alcock
D Ashby
P Barnes
H J W Bingham

C J T H Brewis
A Casson
R Gibson

S Hutchinson
G J Taylor
J Tyrrell

In Attendance: Councillor M Le Sage (Ward Member), the Head of Planning, the Interim Development Manager, the Senior Planning Lawyer, two Planning Consultants, the Senior Planning Officer and the Democratic Services Assistant.

37. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor P Redgate, Councillor A Tennant and Councillor A Woolf.

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

- Councillor R Gibson was replacing Councillor T Sneath

38. **MINUTES**

Consideration was given to the minutes of the meeting held on 6 September 2023.

AGREED:

That the minutes be signed as a correct record.

39. **DECLARATION OF INTERESTS.**

There were none.

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

There were none.

41. **H16-0521-23**

Planning No. and Applicant

Proposal

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H16-0521-23 Alcan Properties Ltd. Outline application for Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E (g) (office) floorspace and provision of associated infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered at Land North of B1173 Barrier Bank and West of A16 Spalding (Lincs Gateway), Spalding.

Consideration was given to the report of the Development Manager upon which the above application as 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.

Councillor Ashby spoke as a ward member on this item and therefore did not vote.

AGREED:

That permission be granted subject to the conditions listed at Section 9.0 of the report and an additional condition recommended by the Lead Local Flood Authority.

The following planning obligations to be secured through a Unilateral Undertaking:

1. Highways:
 - a) The highway authority's legal and administrative costs in investigating and progressing a Traffic Regulation Order (TRO) for a reduced speed limit on this part of the network.
 - i. The cost would be £4.500.

(Moved by Councillor Bingham, Seconded by Councillor Beal)

42. **H13-0709-23**

Planning No. and Applicant

H13-0709-23 Allison Homes

Proposal

Condition compliance application for Details of external materials, landscaping, boundary treatments & screening, existing & proposed site levels & floor levels,

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construction management,
contamination & pollution, storage
& disposal of refuse & recycling,
estate road & footways finished
surface levels, surface water
drainage scheme, foul water
drainage works & archaeological
investigation (Conditions 3, 4, 5, 6,
7, 9 (parts i-iii), 12, 15, 16, 17 & 20
of H13-1215-18) AT Land North of
Roman Road, Moulton Chapel,
Spalding

Consideration was given to the report of the Development Manager upon which the above application as 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.

Councillor Casson spoke as a ward member on this item and therefore did not vote.

AGREED:

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

(Moved by Councillor Bingham, Seconded by Councillor Gibson)

43. **H14-0078-23**

Planning No. and Applicant
H14-0078-23 Keston Fields Ltd

Proposal
Outline application for Erection of
13 dwellings and construction of
internal roads with associated
landscaping and areas of open
space at Keston Nurseries
(Former), Mill Green Road,
Pinchbeck.

Consideration was given to the report of the Development Manager upon which the above application as 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

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AGREED:

That permission be granted subject to the conditions/notes listed at Section 9.0 of the report, with Condition 3 being modified remove the restriction on the storey height of the dwellings and an additional condition to secure the retention of the hedge that runs along the access, and the applicant entering into a s106 agreement for 3 affordable housing units, an education contribution of £87,740 and a healthcare contribution of £8,580.

(Moved by Councillor Ashby, Seconded by Councillor Beal)

44. **H09-1093-22**

Planning No. and Applicant
H09-1031-22 Ashwood Homes

Proposal
Modified Agreement application for modification of 106 agreement relating to affordable housing – planning approval H09-0521-14 at Holbeach Meadows, Hall Gate, Holbeach

Consideration was given to the report of the Development Manager upon which the above application as 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 Committee approve the general approach to amending the S106 agreement based on the terms set out in the report and delegate to officers agreement to finalise the wording of a Deed of Variation and associated updated conditions, and report the final agreed wording to Chairman's Panel prior to a decision being issued.

(Moved by Councillor Bingham, Seconded by Councillor Tyrrell)

45. **H09-1031-22**

Planning No. and Applicant

Proposal

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H09-1031-22 Ashley King
(Development) Ltd.

S73A Continuation application for Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14) – approved under H09-0331-17. Modification of Condition 1 to allow amendments to previously approved plans at Holbeach Meadows, Hallgate, Holbeach.

Consideration was given to the report of the Development Manager upon which the above application as 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 Committee approve the application based on the terms set out in the report and delegate to officers agreement to finalise the conditions and modified Section 106 agreement and report the final agreed wording to Chairman's Panel prior to the decision being issued.

(Moved by Councillor Beal, Seconded by Councillor Gibson)

46. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.30 pm)

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(End of minutes)