

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 7 February 2024 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  
S Hutchinson  
P A Redgate

T Sneath  
G J Taylor  
J Tyrrell

In Attendance: Councillor I Sheard (Ward Member), Councillor N Worth (Ward Member), the Head of Planning, the Interim Development Manager, the Principal Planning Officer, the Planning Consultants, the Democratic Services Officer and the Democratic Services Support Officer.

**71. APOLOGIES FOR ABSENCE.**

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

- Councillor J Whitbourn was replacing Councillor A Woolf

**72. MINUTES**

Consideration was given to the minutes of the meeting held on 10 January 2024.

**AGREED:**

That the minutes be signed as a correct record.

**73. DECLARATION OF INTERESTS.**

Councillor Bingham declared an interest in item 7, due to the application involving a Council asset, and would leave the room for the duration of that item.

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

There were none.

**75. H09-0132-23**

**Planning No. and Applicant**  
H09-0132-23 AUK PE12 Limited

**Proposal**  
Full application for proposed construction and operation of a

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48MW solar farm comprising ground mounted solar photovoltaic arrays together with associated infrastructure and landscaping at Land North of Roman Bank and East of Middle Marsh Road at Red House Farm, Holbeach Bank.

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 Worth attended to speak as a ward member on this item.

**AGREED:**

That the application be refused due to concerns surrounding loss of BMV land and impact on the landscape of the area. That delegation be given to officers to draft these reasons for refusal before returning these reasons to Chairman's Panel for final sign off prior to the decision notice being issued.

(Moved by Councillor Taylor, Seconded by Councillor Hutchinson)

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 Hilliam – AUK Energy (Applicant)

**Objector:** Bryan Smith (Resident)

76. **H16-0136-23**

**Planning No. and Applicant**  
H16-0136-23 Seagate Homes

**Proposal**  
Full application for proposed residential development of 70 dwellings, including demolition of existing glass houses at Ivanda Nursey, Monks House Lane, 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.

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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.

Councillor Sheard attended to speak as a ward member on this item.

**AGREED:**

That permission be granted subject to the conditions outlined in Section 9.0 of the report with an additional requirement for litter bins to be included within the open space management condition and a further condition to deal with mud on the road and the applicant entering into a s106 agreement for 25% affordable housing units, a transport contribution of £561,960 towards the SWRR Delivery Strategy, a health contribution of £46,200 to the NHS (£660 per dwelling), an Education Contribution of £420,333 and an offsite contribution towards community facilities.

(Moved by Councillor Tyrrell, Seconded by Councillor Bingham)

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:** Lee Russell – Seagate Homes (Applicant)

77. **H15-0436-23**

**Planning No. and Applicant**

H15-0436-23 Seagate Homes (UK) Ltd.

**Proposal**

Full application proposed residential development comprising 29 dwellings – re-submission of H15-1066-21 at Land Off St Margarets, Quadring, 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 Bingham left the room for the duration of this item.

**AGREED:**

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That the application be refused for the reasons set out at section 9.0 of the report.

(Moved by Councillor Brewis, Seconded by Councillor Hutchinson)

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:** Lee Russell – Seagate Homes (Applicant)

78. **H16-1131-23**

**Planning No. and Applicant**

H16-1131-23 Mr L & Mrs E Spicer

**Proposal**

Full application for demolition of conservatory & bay window & erection of single storey rear extension at 6 Fern Drive, 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.

**AGREED:**

That permission be granted subject to the conditions outlined in Section 9.0 of the report.

(Moved by Councillor Redgate, Seconded by Councillor Casson)

79. **PLANNING APPEALS**

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

**AGREED:**

That the report be noted.

80. **PLANNING UPDATES.**

There were none.

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

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There were none.

(The meeting ended at 8.40 pm)

(End of minutes)