

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 12 June 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
J Tyrrell
A R Woolf

In Attendance: The Assistant Director – Planning & Strategic Infrastructure, the Interim Development Manager, the Senior Planning Lawyer, the Principal Planning Officer, two Planning Consultants, the Conservation Officer and the Democratic Services Team Leader.

1. APOLOGIES FOR ABSENCE.

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

- Councillor M Geaney was replacing Councillor G Taylor
- Councillor I Sheard was replacing Councillor A Tennant

2. MINUTES

Consideration was given to the minutes of the meeting held on 8 May 2024.

AGREED:

That the minutes be signed as a correct record.

3. DECLARATION OF INTERESTS.

Councillor Bingham declared an interest in item 9 due to this falling within his portfolio and would therefore leave the room for the duration of that item.

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

There were none.

5. H09-1044-23

Planning No. and Applicant

Proposal

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H09-1044-23 Ashwood Homes Ltd Reserved Matters application for Erection of 285 dwellings including parking, public open space, drainage, infrastructure, landscaping, access, appearance, layout and scale (Phase 3) – outline approval H09-0521-14 and re-submission of H09-0845-22 and H09-1118-22 at Land off Hallgate and Fen Road, 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 deferred to allow negotiation with developers to make amendments in respect of a number of concerns raised by members of the committee - siting of the attenuation pond; clarity around maintenance of swales in front of houses; the quality volume and siting of open spaces; access issues; poor design.

(Moved by Councillor Avery, Seconded by Councillor Brewis).

6. **H11-0960-23**

Planning No. and Applicant

H11-0960-23 Mrs A Hoey

Proposal

Full application for Change of use of land to form residential curtilage at Seagate Farm, 184 Seagate Road, Long Sutton

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.

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AGREED:

That permission be refused due to concerns that the application would have on the harm to the character of the area, loss of agricultural land together with the domestication of the land.

(Moved by Councillor Avery, 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: Shanna Jackson (Applicant)

7. **H09-0501-23**

Planning No. and Applicant

H09-0501-23 G Sly Holdings Ltd

Proposal

Full application for Erection of Agricultural Machinery Assembly Facility, Research and Training Facility, Ground Mounted Solar Array and Associated Infrastructure at Land off Holbeach Drove Gate, Holbeach Drove, 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 outlined at Section 9.0 of the report.

(Moved by Councillor Bingham, Seconded by Councillor T Sneath).

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 Lewis (Applicant)

8. **H16-1093-23 – WITHDRAWN FROM AGENDA**

Planning No. and Applicant

Proposal

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H16-1093-23 The Lighthouse
Pentecostal Church

Full application for Change of use from retail (Class E (a)) to mixed use, comprising of ancillary retail, café, play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis) at 18-19 Broad Street, Spalding

The Chairman advised that this item had been withdrawn.

9. **H16-0335-24**

Planning No. and Applicant

H16-0335-24 South Holland District Council

Proposal

Listed Building Consent application for Cleaning, repointing and stone repair works to the Stone of Remembrance (War Stone) and steps at Ayscoughfee Hall Museum and Gardens, Church Gate, 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.

Councillor Bingham left the room for the duration of the discussion on this item.

AGREED:

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

(Moved by Councillor Beal, Seconded by Councillor Redgate).

10. **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.

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11. PLANNING UPDATES.

There were none.

12. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.

There were none.

(The meeting ended at 8.18 pm)

(End of minutes)