

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 8 January 2025 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
E J Sneath

T Sneath
A C Tennant
J Tyrrell
A R Woolf

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

48. APOLOGIES FOR ABSENCE.

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

- Councillor E Sneath was replacing Councillor G Taylor

49. MINUTES

Consideration was given to the minutes of the meeting held on 9 October 2024.

AGREED:

That the minutes be signed as a correct record.

50. DECLARATION OF INTERESTS.

Councillor Casson declared an interest in item 8 as a member of the applicant's board and would leave the room for the duration of that item.

Councillor Redgate would leave the room for the duration of items 6 and 7 due to the funding for the project falling within his Portfolio. He would not return to the room following the completion of these two items.

Councillor Bingham would leave the room for the duration of item 9 due to the application being on Council owned land.

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

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There were none.

52. **H20-0662-24**

Planning No. and Applicant

H20-0662-24 Mr & Mrs West

Proposal

Full application for Proposed gypsy traveller plot to include mobile, tourer, stable block and day room at Second Field South of The Stables, Baulkins Drove, Sutton St James.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- The development's drainage management scheme and the site's ability to manage foul water and sewage.
- The location for the development was unsustainable.
- A recent planning appeal on a site adjacent to the proposed development site had undermined the policies contained within the local plan and made it difficult to consider flood risk assessments.
- That the development wasn't compliant with Policy 30 of the Local Plan which considered pollution risk.
- A condition was required to ensure a landscaping scheme was in place.
- Concerns that further caravans could be added to the site following permission being granted.
 - Officers confirmed that the permission was for the development as proposed with no ability to bring further caravans onto the site.
- Whether condition 5 could be made a pre-commencement condition.
- Whether a condition could be added to ensure that there is no burning of manure on site.

The full debate was not repeated here as a recording of this Planning Committee Meeting 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 Brewis wished for his vote against the application to be recorded.

AGREED:

That permission be granted subject to the conditions outlined at section 9.0 of the report, with a condition being added for a landscaping scheme with boundary treatments to assimilate the development into the surrounding area and a condition to be added to prevent the burning of manure on the site. That condition five be amended to be a pre-commencement condition.

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(Moved by Councillor Bingham, Seconded by Councillor Redgate)

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: Alexandra Patrick (Agent)

(Councillor Redgate left the room at 7.09pm and did not return to the meeting)

53. **H16-0462-24**

Planning No. and Applicant

H16-0462-24 South Holland District Council

Proposal

Full application for Demolition of existing swimming pool building following the construction of a two storey extension including basement area to existing Castle Sports Complex building to provide new and upgrade indoor leisure and health related facilities including two new swimming pools, plant area and changing rooms. Reconfiguration of existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. Provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running trail/track, a health and well being garden and an outdoor splash pad relating to the new swimming pool. The provision of supporting infrastructure including additional car parking and landscaped areas at Castle Sports Complex, Albion Street, Spalding.

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their recommendations, copies of which had previously been circulated to all members.

The case officer made a number of comments relating to conditions outlined within the report:

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- Condition 3 – the reference to a revised plan which was labelled P04 should read P05.
- Condition 7 – reference to retail needed to be removed.
- Condition 21 – related to the extra care housing application also on this agenda so would be removed for this application.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance, with the following comments being raised:

- Concerns around the suitability of the access on Albion Street for coaches to turn right.
- Availability of single sex changing rooms within the development
- A really good investment in the local area and an appropriate site for this use.

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AGREED:

That permission be granted subject to the conditions, as amended by the Officers presentation and outlined at section 9.0 of the report.

(Moved by Councillor Bingham, Seconded by Councillor Tyrrell)

54. **H16-0506-24**

Planning No. and Applicant

H16-0506-24 South Holland District Council

Proposal

Outline application for Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (all matters reserved for future approval) at Castle Sports Complex, Pinchbeck Road, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their recommendations, copies of which had previously been circulated to all members.

The case officer made a number of comments relating to conditions outlined within the report:

- Condition 10 – biodiversity net gain – a proposal to remove this condition as the off-site unit's condition was not applicable to this application.

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- Conditions 22 and 23 – referred to the wrong phase ground investigation report.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance, with the following comments being raised:

- There was a great need for this sort of facility within South Holland
- Concerns that the same entrance was being used for both this facility and coaches for the leisure centre.
- Concerns about parking provisions for the extra-care housing
 - Officers confirmed that this was an outline application with all matters reserved for a future reserved matter application.
- Whether there had to be a 10% biodiversity net gain for this application and 10% in addition for the leisure centre site.

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AGREED:

That permission be granted subject to the conditions, as amended by the Officers presentation and outlined at section 9.0 of the report.

(Moved by Councillor Bingham, Seconded by Councillor Beal)

55. **H22-0801-24**

Planning No. and Applicant

H22-0801-24 Highgrove Homes
(Spalding) Ltd

Proposal

Reserved Matters application for
Residential Development – Erection
of 2 Dwellings – Outline Approval
H22-1070-23 at Off High Road,
Weston, Spalding

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- The high-quality development would fill in an empty space on High Road, Weston
- Whether a condition can be added to extend the hard standing adjacent to the road to ensure that the gravel on the drives to the properties would not spill out into the road.

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AGREED:

That permission be granted subject to the conditions outlined at section 9.0 of the report, with an additional condition to be added to extend the hardstanding adjacent to the road to ensure that gravel from the property drives would not spill out into the road.

(Moved by Councillor Woolf, Seconded by Councillor Beal)

(Councillor Casson left the room at 7.52pm and returned at 7.58pm)

56. **H02-0882-24**

Planning No. and Applicant

H02-0882-24 AMP Clean Energy

Proposal

Full application for Construction and operation of micro energy storage facility at Land at Crease Drove, Crowland, Peterborough

Consideration was given to the report of the Development Manager upon which the above application was to be determined, including their 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, with the following comments being raised:

- Sympathy for those who overlook the industrial site as there had also been a phone mast approved for the same site recently.

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AGREED:

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

(Moved by Councillor Tyrrell, Seconded by Councillor T Sneath)

(Councillor Bingham left the room at 7.58pm and returned at 8.03pm)

57. **PLANNING APPEALS**

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

AGREED:

That the report be noted.

58. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 8.05 pm)

(End of minutes)