

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 10 September 2025 at 6.30 pm.

PRESENT

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

B Alcock
P Barnes
H J W Bingham

C J T H Brewis
A Casson
R A Gibson

A C Tennant
J Tyrrell
A R Woolf

In Attendance: Group Manager – Planning and Development, Senior Planning Lawyer, Lead Development Management Planner (Interim), Principal Planning Officer, Planning Consultant, Planning Officer and Democratic Services Officer

12. **APOLOGIES FOR ABSENCE.**

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

- Councillor Barnes was replacing Councillor Hutchinson
- Councillor Gibson was replacing Councillor T Sneath

13. **MINUTES**

Consideration was given to the minutes of the meeting held on 16 July 2025.

AGREED:

That the minutes be signed as a correct record.

14. **DECLARATION OF INTERESTS.**

Councillor Bingham declared an interest in item 7 within his role as Portfolio Holder for Assets and would therefore leave the room for the duration of this item.

Councillor Tyrrell declared an interest in item 6 and would therefore leave the room for the duration of this item.

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

There were none.

16. **H02-0568-24**

Planning No. and Applicant
H02-0568-24 Mr M Blackbird

Proposal
Full Application for Erection of 3

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dwellings with garages – re-
 submission of H02-0899-22 at Land
 at Blackbird Close, Crowland.

Consideration was given to the report of the Lead Development Management Planner (Interim) 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 improvements and modifications by the applicant were welcome, with the current scheme being more suitable for the location. However, despite a condition being included, there was still a need to mitigate the effect of floor levels of the neighbouring property and particular care needed to be taken to ensure the proposed development's tree planting did not have an adverse effect on the neighbouring wall by being planted too nearby.
- Biodiversity was also a concern, dependent upon where the tree planting took place and the adverse effect this could have on the neighbouring property.
- The plan shown to the Committee was different to that included within the submitted plans due to differences in ownership.

The full debate was not repeated here as a livestream 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.

Following the conclusion of the debate, it was stated that the recommendation had been moved by Councillor Alcock and seconded by Councillor Bingham and subsequently proceeded to the vote.

AGREED:

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

NOTE: After checking with the recording of the meeting, it was realised that the proposal had been made by Councillor Bingham, with no seconder identified, resulting in a procedural irregularity. Although the vote was unanimous in support of the Officer recommendation, upon taking legal advice it has been recommended that the application be brought back to the next meeting of the Planning Committee, scheduled for 8 October 2025, in order to formally rectify the procedural irregularity.

17. **H12-0474-25**

Planning No. and Applicant
H12-0474-25 Mr M Ludlam

Proposal
Full application for Increase number
of children from 16 to 21 in

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connection with current
childminding business (Modification
of Condition 3 of H12-0598-22) and
siting of log cabin in association
with business at 2 School Lane,
Lutton, Spalding.

Consideration was given to the report of the Lead Development Management Planner (Interim) upon which the above application was to be determined, including their recommendations, copies of which had previously been circulated to all members.

Councillor Tyrrell left the room at the start of this item.

The Case Officer noted that the wording in paragraph 8.1 was incorrect and should refer to determination by the Planning Committee, not delegated authority.

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:

- Close attention should be paid to the concerns raised by the local MP on behalf of local residents in the vicinity of the location.
- The property should be assessed as a business as it was no longer a domestic property.
- Childcare provision within the village was desperately needed and an increase of five children did not make a large difference in relation to planning considerations.
- The negatives of the application were outweighed by the positives of the increase in childcare provision.
- Queried whether there had been any noise complaints received since the initial permission had been granted in 2022.
 - Officers responded that noise complaints had been received by the Environmental Health team, but these had been back and forth between the neighbours. No objections had been raised by Environmental Health in relation to noise.
- The size of the proposed log cabin seemed large in relation to the size of the garden, which would reduce the available safe space for children to play in.
 - Officers noted that this was not a planning consideration.
- The increase in numbers could lead to more spaces within the village hall car park being used, blocking their use by those attending the village hall.
 - Officers responded that the use of car parking at the village hall would be limited due to a staggered drop off and pick up times.
- The positioning of the log cabin was deliberately provocative to the neighbours.
- Clarification was required on condition three and whether this related to present occupants or future ones.
 - Officers clarified that it was not a personal permission, and it would tie the business to the property.
- How would staggered drop off and pick up times be enforced?

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- Officers responded that this would need to be investigated though the Enforcement team.
- Any rise in noise levels could be controlled by Environmental Health if this was to be excessive.
- Concern was raised about whether the children would be going back and forth between the house and the log cabin as this could increase the noise levels.
 - Officers confirmed that the log cabin was intended to be used for toddlers, with other children remaining in the house. Condition four restricted the hours of use to not take place in noise sensitive hours.
 - Most surrounding residents were pensioners so would be listening to the noise all day.

The full debate was not repeated here as a livestream 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 officer's recommendation to be recorded in the minutes.

AGREED:

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

(Moved by Councillor Tennant, Seconded by Councillor Bingham)

Councillor Tyrrell returned to the meeting at the conclusion of this item and Councillor Bingham left before the consideration of the next item.

18. H16-0681-25

Planning No. and Applicant

H16-0681-25 AMP Clean Energy

Proposal

Section 73 Modification application for Construction and operation of a micro energy storage facility – approved under H16-0565-24. Modification of Conditions 2 & 3 to allow amendments to previously approved plans at Land on the Northwest Side of Roman Bank, Spalding.

Consideration was given to the report of the Lead Development Management Planner (Interim) upon which the above application was to be determined, including their recommendations, copies of which had previously been circulated to all members.

Members raised no comments on the application.

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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 Casson)

19. **PLANNING APPEALS**

Consideration was given to the report of the Lead Development Management Planner (Interim) which provided an update on recent appeal decisions.

Members were advised to contact the relevant case officer should there be any queries or points of clarity required on any of the appeal decisions included within the report.

AGREED:

That the report be noted.

20. **PLANNING UPDATES.**

There were none.

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

There were none.

(The meeting ended at 7.08 pm)

(End of minutes)