

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 26 November 2014 at 6.30 pm.

PRESENT

J Avery (Vice-Chairman, in the Chair)

| | | |
|----------------|--------------|---------------|
| B Alcock | P E Coupland | R M Rudkin |
| D Ashby | R Grocock | E J Sneath |
| F Biggadike | H R Johnson | A C Tennant |
| C J T H Brewis | C J Lawton | D J Wilkinson |
| A Casson | A M Newton | |

Planning Manager, Development Manager, Principal Planning Officer, Planning Solicitor and Democratic Services Officer.

In Attendance: Councillors G R Aley, S M Booth, M G Chandler and A Harrison (Ward Members), and the Press.

Apologies for absence were received from or on behalf of Councillors R Gamba-Jones, A Miller, R Perkins and M D Seymour.

61. MEMBERSHIP OF COMMITTEE

The Planning Solicitor reported that notification had been received that Councillor R Gamba-Jones been substituted by Councillor F Biggadike, Councillor A Miller had been substituted by Councillor R Grocock, Councillor R Perkins had been substituted by Councillor A M Newton, and Councillor M D Seymour had been substituted by Councillor E Sneath as members of the Committee for that meeting only.

In the Chairman's absence the Vice-Chairman requested that Councillor A Casson assist him with the meeting processes.

62. MINUTES

The minutes of the Planning Committee meeting held on 22 October 2014 were signed by the Chairman as a correct record.

(Moved by Councillor H R Johnson and seconded by Councillor C J T H Brewis.)

63. DECLARATIONS OF INTEREST

Councillor E Sneath advised that, in relation to item 10, she knew the applicant (Bridge Farm, Horseshoe Road, Spalding).

64. QUESTIONS ASKED UNDER COUNCIL PROCEDURAL RULE 10.3

No questions were asked under Council Procedure 10.3.

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65. **LAND OFF PETERBOROUGH ROAD, CROWLAND**

Plan No. and Applicant

H02-0468-14
Ashley King Developments Ltd

Proposal

Full - Proposed residential development
of 50 dwellings

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

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

DECISION:

That, in accordance with the recommendation of the Planning Manager, planning permission be granted, subject to (a) a condition being added requiring details of road clearing works during construction; (b) the officers writing to Lincolnshire County Council Highways to ask them to look at anything else which may help with the visibility of the junctions; and (c) those Conditions listed at Section 4.0 within the report.

(Moved by Councillor A C Tennant and seconded by Councillor R Grocock.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter: (i) Tim Waller (Agent)

Objector (i) Helen Bobrowicz (Resident))

(Councillor A Harrison, as ward member, objected and spoke against the application.)

(Councillor A Harrison left the meeting at 7.24 pm, following the consideration of the above application.)

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66. FRENFIELDS, RANGELL GATE, SPALDING

Plan No. and Applicant

H16-0903-14
Spalding School of Dance

Proposal

Full - Proposed Dance Studio

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

DECISION:

That, in accordance with the recommendation of the Planning Manager, planning permission be granted, subject to those Conditions listed at Section 9.0 within the report.

(Moved by Councillor D J Wilkinson and seconded by Councillor R M Rudkin.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

- Supporters:
- (i) Claire Patman (Applicant)
 - (ii) Jane Moss (Public)

67. FENDYKE FARM, FEN DYKE, SUTTON ST. JAMES

Plan No. and Applicant

H20-0764-14
Fendyke Solar Ltd

Proposal

Full - Change of use of land from agriculture to mixed use for agriculture and use of the generation of renewable energy (solar) with the associated equipment, access tracks and fencing – re-submission of H20-0017-14.

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

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

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DECISION:

That, in accordance with the recommendation of the Planning Manager, planning permission be granted, subject to those Conditions listed at Section 9.0 within the report.

(Moved by Councillor F Biggadike and seconded by Councillor A C Tennant.)

(The Development Manager reported that, since the publication of the agenda, an additional representation had been received from John Hayes MP in objection to the application.)

(The Development Manager reported that, since the publication of the agenda, confirmation had been received from Lincolnshire County Council's Historic Environment Officer (Archaeology) that no further archaeological input was required.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

- Supporters: (i) Robert Ayres (Applicant)
- (ii) Jim Blaylock (Public)
- Objector (i) Paul Hinks (Resident))

68. THE BUTTERFLY AND WILDLIFE PARK, LITTLE LONDON, LONG SUTTON

Plan No. and Applicant

H11-0450-14
Moor Solar Ltd

Proposal

Section 73 - Proposed residential development comprising 87 dwellings and associated works and to include renewable energy systems (approved under H11-0398-12) – variation of condition 3 to replace “Level 6 of the code for Sustainable Homes” with “Level 6 EN1 Energy and Carbon Dioxide Emission Standards of the Code For Sustainable Homes”.

Consideration was given to the report of the Planning Manager upon which the above application was to be determined, including his recommendations, copies of which had been previously 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; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

DECISION:

That the Planning Manager be authorised to Grant Permission with the amended condition replacing the original (all other conditions to remain in place) subject to the applicant entering into a supplemental Section 106 Legal Agreement to ensure the affordable housing provision of 17 units and education contribution of £237,881 were provided by this development; and to those Conditions listed at Section 9.0 within the report.

(Moved by Councillor A C Tennant and seconded by Councillor C J Lawton.)

(The Development Manager reported that, since the publication of the agenda, an additional representation had been received from a resident of Sutton Bridge in objection to the application. The Development Manager further reported that the recommendation had been amended to replace the proposed condition 4 with an alternative condition which required a scheme for the implementation of on-site renewable energy to be submitted and agreed by the local planning authority and that a minimum of 100kW peak output of on-site renewable energy should be available before the occupation of the 10th house and the renewable energy scheme in its entirety should be fully operational before the occupation of the 60th dwelling.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter: (i) Peter Smeaton (Applicant))

(Councillor S M Booth, as ward member, objected and spoke against the application.)

(The Vice-Chairman called a short recess, which commenced at 8.35 pm until 8.45 pm.)

69. LAND ADJACENT A17 LONG SUTTON SPALDING LINCOLNSHIRE

Plan No. and Applicant

H10-0290-12

The Little Sutton Energy Co Ltd

Proposal

Full - Erection of 500kWe wind turbine with access tracks, electricity switchroom and underground connection cables

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Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

DECISION:

That, contrary to the recommendation of the Planning Manager, the application be deferred subject to further information and photographic evidence being obtained from the properties of the objecting residents in order to determine the impact the application would have on them, to then be returned to a future Planning Committee meeting.

(Moved by Councillor C J T H Brewis and seconded by Councillor H R Johnson.)

(The Development Manager reported that, since the publication of the agenda, an additional representation had been received from a resident of Sutton Bridge in objection to the application.)

(Councillor B Alcock reported that he had no interest in the application, however it may have been perceived that he did not have an open mind, and therefore he remained in the meeting but did not take part in the debate or vote.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter: (i) Dr Mark Hinnells (Applicant)

(Councillor D J Wilkinson, as ward member, read out a letter from a resident of Little Sutton in objection to the application.)

(Councillor S M Booth, as ward member, objected and spoke against the application.)

(Councillor S M Booth left the meeting at 9.20 pm, following the consideration of the above application.)

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70. BRIDGE FARM, HORSESHOE ROAD, SPALDING

Plan No. and Applicant

H16-0286-14
Bridge Farm Nurseries

Proposal

Full - Proposed glasshouse extension,
erection of biomass plant room and creation of
lagoon

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

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

DECISION:

That, contrary to the recommendation of the Planning Manager, the application be deferred subject to officers going back to the applicant to negotiate the best possible arrangements in relation to the access and restrictions, the provision of bunding or acoustic screening behind the neighbouring properties, taking a wider view of the hours of the operation, and use of the main access by construction traffic, to then be returned to a future Planning Committee meeting.

(Moved by Councillor B Alcock and seconded by Councillor J Avery.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Objector: (i) Barbara Llewellyn (Resident))

(Councillor G R Aley, as ward member, objected and spoke against the application.)

(Councillor G R Aley left the meeting at 9.50 pm, following the consideration of the above application.)

71. MORNINGSIDE NURSERIES, 98 DOG DROVE NORTH, HOLBEACH DROVE

Plan No. and Applicant

H09-0693-14
Mr & Mrs R Holmes

Proposal

Full - Erection of a dwelling

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

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance; which included taking into account the views expressed by the public speakers. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at www.sholland.gov.uk for a limited period of time following which the recording could be made available by request.

DECISION:

That, contrary to the recommendation of the Planning Manager, planning permission be agreed subject to the imposition of standard conditions t including an agricultural occupancy condition.

(Moved by Councillor C J T H Brewis and seconded by Councillor A M Newton.)

(The Development Manager reported that, since the publication of the agenda, an additional response had been received from the agricultural consultant in objection to the application.)

(The majority of members advised that they had been lobbied on the matter.)

(Oral representations were received in respect of the above application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Supporter: (i) Charlotte Holmes (Applicant)

(Councillor M G Chandler, as ward member, objected and spoke in support of the application.)

72. 12 TULIP FIELDS, WHAPLODE

Plan No. and Applicant

H23-0717-14
Mr Adrian Wright

Proposal

Sec 73 Modification - Proposed two-storey rear extension approved under H23-0927-11. Modification of Condition 2 to allow dwg. no. PD02(P1) to be included in approved plans

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

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DECISION:

That, in accordance with the recommendation of the Planning Manager, planning permission be granted, subject to those Conditions listed at Section 9.0 within the report.

(Moved by Councillor A Casson and seconded by Councillor J Avery.)

(Councillor M G Chandler, as ward member, objected and spoke against the application.)

(Councillor M G Chandler left the meeting at 10.22 pm, following the consideration of the above application.)

73. **LAND EASTLANDS, REAR OF 40-44 POSTLAND ROAD, CROWLAND**

Plan No. and Applicant

H02-0534-14
Crown Developers Ltd

Proposal

Outline- Residential development –
erection of six 3 bedroom bungalows with
integral garages, 4 parking spaces and private
gardens - re-submission of H02-0684-13

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

DECISION:

That, in accordance with the recommendation of the Planning Manager, planning permission be granted, subject to footway lighting being added to the reserved matters, a condition requiring details of management arrangements for the private drive and refuse collection area and to those Conditions listed at Section 9.0 within the report.

(Moved by Councillor C J Lawton and seconded by Councillor A M Newton.)

(The Development Manager read out an additional representation which had been provided by the applicant.)

74. **PUBLIC SPEAKING AT PLANNING COMMITTEE**

Consideration was given to the report of the Planning Manager which sought the agreement of a reviewed public speaking scheme for Planning Committee meetings. The scheme had been reviewed and amended by officers and a copy of the proposed revised public speaking scheme was attached as Appendix A within the report.

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DECISION:

- a) That the revised Public Speaking Scheme be approved, with immediate effect, subject to the following amendments:
- The non-statutory consultee “Eastern Sea Fisheries Joint Committee” being renamed “Eastern Inshore Fishery and Conservation authority”; and
 - The removal of the following wording from the scheme:
“one other member of the public may speak in support of an application if the applicant chooses not to do so, and the applicant will be advised of their interest”.
- b) That the necessary amendments be implemented by the Democratic Services and Legal Manager; and
- c) That the Public Speaking Scheme be reviewed on a bi-annual basis.

(Moved by Councillor C J T H Brewis and seconded by Councillor A M Newton.)

75. **PLANNING APPEALS**

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

Members noted that since the last report 1 planning appeal decision had been received, which had been dismissed. Since 1 April 2014 18 appeals had been determined, with 16 dismissed and 2 allowed which equated to a success rate of 88.9%.

DECISION:

That the report be noted.

(The meeting ended at 10.39 pm)

(End of minutes)