Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 4 October 2017 at 6.30 pm.

**PRESENT**

R Gambba-Jones (Chairman)

B Alcock  C J Lawton  A Casson
D Ashby  M D Seymour  A Harrison
C J T H Brewis  A C Tennant  A R Woolf
H Drury  P A Williams
R Grocock  J R Astill

In Attendance: Development Manager, Principal Planning Officer, Consultant Planning Solicitor and Senior Planning Lawyer and Democratic Services Officer

Apologies for absence were received from or on behalf of Councillors J Avery, P E Coupland, L J Eldridge, J L Reynolds and J Tyrrell

19. **MEMBERSHIP OF THE COMMITTEE**

The Consultant Planning Solicitor reported that notification had been received that Councillor A Woolf was replacing Councillor J Tyrell, Councillor A Casson was replacing Councillor J Reynolds, Councillor A Harrison was replacing Councillor L Eldridge and Councillor J Astill was replacing Councillor J Avery as members of the Committee for that meeting only.

20. **MINUTES**

Members considered the minutes of the meeting held on Wednesday 6th September 2017.

**DECISION**

That the minutes be agreed as a correct record and be signed by the Chairman

21. **DECLARATION OF INTERESTS.**

Councillor Harrison declared an interest and would leave the room during the discussion of agenda item 10.

Councillor Alcock informed the Committee that although he did not receive a Disclosable Pecuniary Interest, he was a non-executive Director of Welland Homes and therefore would leave the room for consideration of agenda item 12.

Councillor Ashby informed the Committee that although he did not receive a Disclosable Pecuniary Interest, he was a non-executive Director of Welland Homes and therefore would leave the room for consideration of agenda item 12.
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Councillor Drury informed the Committee that although he did not receive a Disclosable Pecuniary Interest, he was a non-executive Director of Welland Homes and therefore would leave the room for consideration of agenda item 12.

22. QUESTIONS ASKED UNDER THE COUNCIL’S CONSTITUTION (STANDING ORDERS).

There were no questions asked under the Council’s Constitution (Standing Orders).

23. H01-0501-17

Plan No and Applicant  
H01-0501-17 Ashwood Homes

Proposal  
Full application for the erection of 80 dwellings with associated garaging, roads and sewers at land off Backgate, Cowbit, 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 have been previously circulated to members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. 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.

A movement was made by Councillor Drury for approval and seconded by Councillor Lawton but subsequently failed as voting was 4 for and 10 against.

DECISION:

That consideration of the planning application be deferred to allow officers to negotiate with the developer amendments to the application to address the concerns of the Committee relating to the public open space not being policy compliant and the developer to consider a more sympathetic layout and design for a village location.

(Moved by Councillor Woolf and Seconded by Councillor Brewis)

24. H09-0326-17

Plan No and Applicant  
H09-0326-17 D Brown Building Contractors Ltd

The Committee noted that this application had been withdrawn from the agenda at the request of the applicant.
25. **H04-0333-17**

**Plan No and Applicant**
H04-0333-17 Ashwood Homes

**Proposal**
Full application for the erection of 81 Dwellings with associated garaging, roads and sewers at land off Town Dam Lane, Donington, 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 have been previously circulated to members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. 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 consideration of the planning application be deferred to allow officers to negotiate with the developer amendments to the application to address the concerns of the Committee relating to density, private drives, refuse collection points and improvements to the design.

(Moved by Councillor Drury and Seconded by Councillor Grocock)

26. **H14-0549-17**

**Plan No and Applicant**
H14-0549-17 Kirk Homes

The Committee noted that this application had been withdrawn from the agenda at the request of the applicant.

27. **H04-0395-17**

**Plan No and Applicant**
H04-0395-17 Tidy Rentals Ltd

**Proposal**
Outline application for re-modelling of existing dwelling with a residential development of up to 6 detached dwelling at 12 Market Place, Donington, 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 have been previously circulated to members.
Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That consideration of the planning application be deferred to allow officers to negotiate with the developer an amendment to the application to address the concern of the Committee relating to removal of 12 Market Place to widen the entrance in order to lessen the impact on resident amenity of the occupants of the adjacent listed building.

(Moved by Councillor Harrison and Seconded by Councillor Drury)

Councillor Astill left the room during this item so was therefore unable to cast a vote for this agenda item.

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28. **H02-0421-17**

**Plan No and Applicant**
H02-0421-17 Crowland Cranes Ltd

**Proposal**
Outline application for change of use of land to crane storage and demonstration area (B2 use) 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 his recommendations, copies of which have been previously circulated to members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be granted subject to the conditions set out in section 9 of the report.

(Moved by Councillor Alcock and Seconded by Councillor Drury)

(Councillor A Harrison left meeting for the consideration of this item).
29. **H18-0602-17**

**Plan No and Applicant**  
H18-0602-17 Mr Peter Crawley

**Proposal**  
Outline application for a residential development of 6 dwellings at land east of Chestnut Terrace, Sutton Bridge, 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 have been previously circulated to members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. That debate was not repeated here as Planning Committee meetings were web-cast and could be viewed in full at [www.sholland.gov.uk](http://www.sholland.gov.uk) for a limited period of time following which the recording could be made available by request.

**DECISION:**

That planning permission be refused for the following reason:  
“The proposed access to the application site is considered to be inadequate in terms of its status as a private, unadopted highway and its considerable distance from the adopted highway. The additional traffic likely to be generated by the proposed development would result in vehicles crossing private driveways, thereby causing an unacceptable level of damage to the unadopted highway. Such conditions are considered contrary to interests of safety and free passage of vehicles within the public highway.

Therefore, it is considered that there has been a failure to satisfactorily demonstrate that the site is well related to an adequate road system, which is contrary to Policy SG15 of The South Holland Local Plan 2006. Furthermore, safe and convenient access for road users of all kinds has not been demonstrated, which is contrary to Policy SG15 of the South Holland Local Plan 2006.”

(Moved by Councillor Brewis and Seconded by Councillor Astill)

(Councillor Alcock left the meeting 8.30 pm)

(The Chairman called a short comfort break at 8.35 pm. The Committee reconvened at 8.45 pm.)

30. **H11-0780-17**

**Plan No and Applicant**  
H11-0780-17 D & R Property Services Ltd
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Proposal
Full application for a proposed pair of semi-detached and terrace of 3 dwellings at site rear of 100 London Road, Long Sutton, Spalding (re-submission of H11-1301-16).

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 have been previously circulated to members.

Members debated the matter and fully explored the details of the application in light of prevailing policies and guidance. 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 planning permission be granted subject to the conditions set out in section 9 of the report.

(Moved by Councillor Seymour and Seconded by Councillor Tennant

Councillor Brewis wished it to be recorded that he voted against the decision.

Councillors Ashby and Drury left the meeting for the consideration of this item.

31. PLANNING APPEALS

The Committee considered a report by the development Manager which provided an update on recent appeal decisions.

It was noted that since the last report 4 appeal decisions had been received, 2 of which had been dismissed and 2 had been allowed.

DECISION:

That the report be noted.

32. PLANNING UPDATES.

There were no Planning updates.

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

There were no urgent items.

(The meeting ended at 9.00 pm)

(End of minutes)