

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 29 May 2019 at 6.30 pm.

PRESENT

R Gamba-Jones (Chairman)

B Alcock  
C J T H Brewis  
F Biggadike  
H J W Bingham  
H Drury

R Grocock  
C J Lawton  
J L Reynolds  
G R D Rudkin  
M D Seymour

A C Tennant  
J Tyrrell  
A Casson  
J R Astill

In Attendance: Councillor Avery (Ward Member), Executive Programme Manager - Infrastructure and Housing Delivery (South Holland), Development Manager, Planning and Building Control Manager, Senior Planning Lawyer, Technical Director (WSP), Democratic Services Officer, Principal Planning Officer, Environmental Protection Team Leader and Environmental Protection Officer

Apologies for absence were received from or on behalf of Councillor P E Coupland

129. **CHAIRMAN'S PANEL**

In accordance with the Constitution the Chairman's Panel currently comprised 3 members, following as closely as possible the political balance of the Committee, and had to include the Chairman and Vice-Chairman of the Planning Committee. Members were invited to consider (i) whether the Panel should be re-established for the current municipal year; (ii) whether any amendment should be made to the terms of reference or composition of the Panel (any amendment would require Council approval as it would necessitate an amendment to the Constitution); and (iii) the appointment of a third member of the Panel for the municipal year.

**AGREED:**

1. That the Chairman's Panel be re-established for the current municipal year;
2. That no amendment be made to the terms of reference or composition of the Panel; and
3. That Councillor Alcock be appointed as the third member of the Chairman's Panel for the municipal year.

130. **MINUTES**

Consideration was given to the minutes of the meeting of the Planning Committee held on 10 April 2019.

**PLANNING COMMITTEE - 29 May 2019**

**AGREED:**

That the minutes be held as a correct record.

131. **DECLARATION OF INTERESTS.**

Councillor Drury stated that, in relation to item 8, the applicant was a client of his business. He would therefore leave the chamber for the duration of that item.

Councillors Lawton, Brewis and Grocock did not have a pecuniary interest but in the interest of transparency declared that in relation to items 6 and 7 of the Agenda, they were County Councillors for the Authority whom had submitted the application.

Councillors Gambba-Jones, Biggadike, Seymour and Alcock did not have a pecuniary interest, but in the interest of transparency stated that, in relation to items 6 and 7 of the agenda, they were members of the south east Lincolnshire joint strategic Local Plan Committee which had previously agreed to the idea in principle.

Councillors Gambba-Jones and Lawton did not have a pecuniary interest, but in the interest of transparency, stated that, in relation to items 6 and 7, they were ward members for Spalding Wygate, which would be heavily affected by the proposal.

Councilor Rudkin stated that in relation to item 8, he had business dealings with the applicant and therefore would leave the chamber for the duration of that item.

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

There were none.

133. **H16-0327-19**

**Planning No. and Applicant**

H16-0327-19 Lincolnshire County Council

**Proposal**

County Matter application for the Construction of Section 1 of the Spalding Western Relief Road comprising of a new single carriageway route from the B1172 Spalding Common to Holland Park Sustainable Urban Extension (SUE) incorporating a new roundabout junction with the B1172 Spalding Common, a bridge over the Peterborough to Sleaford railway line, and a new roundabout junction for access into Holland Park Sustainable Urban Extension. Land: South Drove Drain (west) and B1172 Spalding

**PLANNING COMMITTEE - 29 May 2019**

Common (east) 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 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.

**AGREED:**

1. That no objection is raised, subject to LCC taking in to account the need to consider in more detail the following aspects that will be developed further as part of the detailed design process:
  - Landscape buffer – to include a variety of native species, which respond to local context.
  - Ecological mitigation – to protect and enhance existing habitats.
  - Highways design – to improve connectivity of the area.
  - Drainage design – to improve water quality and collate surface run-off from the proposed.
  - That noise mitigation measures be revisited as the scheme develops through the various stages.
  - The short/medium term air quality impacts of the proposed sections 1 and 5, in particular.
  - The impact of the operational phase on PM10/PM2.5 emissions in 2023 and 2036 as there is an Air Quality Objective for PM10 and a target value for PM2.5 (by 2020) with an overarching requirement for Local Authorities to work towards reducing concentrations of particulate matter within the area. (The Air Quality (Standards) Regulations 2010).
  - Impacts of particulate matter that have been excluded from the report as it has been assessed and considered to be insignificant.
  - The potential impact of the proposed developments on the air quality in Spalding Town Centre in the interim 13 years (2023-2036) or if Sections 2-4 aren't built.

**PLANNING COMMITTEE - 29 May 2019**

- The likely impact on Air Quality of the proposed roundabouts or traffic lights on sections 1 and 5.
2. In addition it is suggested that LCC consider the imposition of conditions to cover the following matters:
- A condition to control and remedy contamination If found at any time when carrying out the approved development that was not previously identified.
  - A condition requiring that details of dust mitigation measures to be applied/adopted during the construction phase.
  - The Environmental Health Officer would wish to see the recommendations made in the report submitted to support the applications relating to noise control and mitigation are considered and controlled by conditions.
3. That, in addition to the recommendations of the report, the following comments should be taken into account;
- That confirmation is sought from the County Council that they will maintain the elements of the Scheme of Planting that falls within land in their control as Highways Authority in perpetuity.
  - That appropriate arrangements are put in place for the final wider Scheme of Planting that falls within the control of the developer of the surrounding development land.
  - That the proximity of the proposal to the South Drove Drain be considered as in its present form, members were concerned that it could increase the risk of failure of the road.

*(Moved by Councillor Gambba-Jones, Seconded by Councillor Astill)*

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

**Stacy Barneveld-Taylor – SPARR (Resident, Objector)**

134. **H14-0326-19**

**Planning No. and Applicant**

H16-0327-19 Lincolnshire County Council

**Proposal**

County Matter application for the Construction of Section 5 of the Spalding Western Relief Road comprising of a new single carriageway route from the B1356

**PLANNING COMMITTEE - 29 May 2019**

Spalding Road and Enterprise Way to Vernatt's Sustainable Urban Extension (SUE) incorporating a new roundabout junction with the B1356 Spalding Road, a bridge over the Peterborough to Sleaford railway line, and a priority junction into Vernatt's Sustainable Urban Extension. Land: Parallel Vernatt's Drain and Bound by B1356 Spalding Road to east 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 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.

Councillor Avery and Councillor Slade both spoke as ward members for this item.

**AGREED:**

4. That no objection is raised, subject to LCC taking in to account the need to consider in more detail the following aspects that will be developed further as part of the detailed design process:
  - Landscape buffer – to include a variety of native species, which respond to local context.
  - Ecological mitigation – to protect and enhance existing habitats.
  - Highways design – to improve connectivity of the area.
  - Drainage design – to improve water quality and collate surface run-off from the proposed.
  - That noise mitigation measures be revisited as the scheme develops through the various stages.
  - The short/medium term air quality impacts of the proposed sections 1 and 5, in particular.
  - The impact of the operational phase on PM10/PM2.5 emissions in 2023 and 2036 as there is an Air Quality Objective for PM10 and a target value for PM2.5 (by 2020) with an overarching requirement for Local Authorities

**PLANNING COMMITTEE - 29 May 2019**

to work towards reducing concentrations of particulate matter within the area. (The Air Quality (Standards) Regulations 2010).

- Impacts of particulate matter that have been excluded from the report as it has been assessed and considered to be insignificant.
  - The potential impact of the proposed developments on the air quality in Spalding Town Centre in the interim 13 years (2023-2036) or if Sections 2-4 aren't built.
  - The likely impact on Air Quality of the proposed roundabouts or traffic lights on sections 1 and 5.
  - That the Council's desire for a commitment to acoustic barriers be expressed.
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5. In addition it is suggested that LCC consider the imposition of conditions to cover the following matters:
- A condition to control and remedy contamination If found at any time when carrying out the approved development that was not previously identified.
  - A condition requiring that details of dust mitigation measures to be applied/adopted during the construction phase.
  - The Environmental Health Officer would wish to see the recommendations made in the report submitted to support the applications relating to noise control and mitigation are considered and controlled by conditions.
6. That, in addition to the recommendations of the report, the following comments should be taken into account;
- That confirmation is sought from the County Council that they will maintain the elements of the Scheme of Planting that falls within land in their control as Highways Authority in perpetuity.
  - That appropriate arrangements are put in place for the final wider Scheme of Planting that falls within the control of the developer of the surrounding development land.

*(Moved by Councillor Astill, Seconded by Councillor Lawton)*

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

**Steve Magenis – SPARR (Resident, Objector)**

**PLANNING COMMITTEE - 29 May 2019**

*Councillor Drury left the meeting at 21:15*

135. **H09-0416-19**

**Planning No. and Applicant**

H09-0416-19 Ashwood Homes

**Proposal**

Modified agreement application for the medication of a Section 106

Agreement to;

- Reduce the percentage of affordable housing from 33.3% to 25% of the remaining balance of 570 dwellings
- Manor Farmhouse scheme to be submitted by 100<sup>th</sup> occupation;
- Indexation calculation to commence as each phase starts

Planning Approval H09-0521-14

Land at Manor Farm, Holbeach

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 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.

*Councillor Rudkin left the chamber at 21:27.*

**AGREED:**

That the Deed of Variation to the original Section 106 agreement be approved.

(Moved by Councillor Biggadike, Seconded by Councillor Tyrrell)

*Councillor Rudkin returned to the Chamber at 21:30*

136. **H03-1151-18**

**Planning No. and Applicant**

**Proposal**

**PLANNING COMMITTEE - 29 May 2019**

H03-1151-18 Jelson Ltd.

Reserved matters application for the erection of 56 dwellings and associated works – outline approval H03-0331-16 at Caulton’s field, West of Littleworth Drove, Deeping St Nicholas

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 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.

**AGREED:**

That the reserved matters be approved, subject to those conditions listed in Section 9 of the report and the receipt of an acceptable Deed of Variation to the S106 on the site.

(Moved by Councillor Tennant, Seconded by Councillor Brewis)

137. **H16-0930-18**

**Planning No. and Applicant**  
H16-0930-18 M J L Skipmaster

**Proposal**  
Full application for change of use to B1, B2 and B8 at 344 Bourne Road, Pode Hole, 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 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.

**Officers revealed that since the report had been published, Environmental Protection had stated that they would like the use to be restricted to storage (B8) only. As such officers wished to change their recommendations to reflect this.**

**PLANNING COMMITTEE - 29 May 2019**

**Additionally, officers wished to add further conditions that would restrict business hours on the proposed site as well as the protection of light levels in the area.**

**AGREED:**

That, contrary to Officers' recommendations, the application be deferred so that clarification may be sought on Environmental Protection's revised position as well as the newly recommended conditions.

*(Moved by Councillor Brewis, Seconded by Councillor Astill )*

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

**Edward Fordham** – (Resident, Objector)

138. **H16-0418-19**

**Planning No. and Applicant**

H16-0418-19 Lincolnshire County Council

**Proposal**

Full application for internal alterations to accommodate LCC Registrars Service, including installation of door in lieu of window, raising external area for photo opportunities and provision of parking within existing spaces at South Holland District Council, Priory Road, 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 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.

**AGREED:**

To delegate the granting of planning permission to the Development Manager as the site is within the conservation area the application has been advertised in the local press, as per the statutory requirement. This notice expires on 30 May, and so the recommendation is for a delegated approval subject to those conditions listed in Section 9 of the report, provided that no new issues or objections raising matters not

**PLANNING COMMITTEE - 29 May 2019**

considered by the report and by the Planning Committee before the before the expiry of the press notice.

*(Moved by Councillor Astill, Seconded by Councillor Seymour )*

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

**Edward Fordham – (Resident, Objector)**

139. **H09-0367-19**

**Planning No. and Applicant**

H09-0367-19 Mr N Abrams

**Proposal**

Full application for a rear single-storey extension at 97 Spalding 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 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.

**AGREED:**

To grant permission subject to those conditions listed at Section 9.0 of the report

*(Moved by Councillor Biggadike, Seconded by Councillor Brewis )*

140. **PLANNING APPEALS**

Councillors considered the report of the Development Manager which provided an update on recent appeal decisions.

**DECISION:**

That the report be noted.

141. **PLANNING UPDATES.**

The Chairman announced that the Council's 5-year supply of deliverable housing sites as at 31<sup>st</sup> March 2019 had been published in May.

**PLANNING COMMITTEE - 29 May 2019**

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

There were none.

(The meeting ended at 10.12 pm)

(End of minutes)