

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding, on Wednesday, 24 July 2019 at 6.30 pm.

PRESENT

R Gamba-Jones (Chairman)
J Avery (Vice-Chairman)

B Alcock
A C Beal
C J T H Brewis
F Biggadike
H J W Bingham

P E Coupland
H Drury
R Grocock
C J Lawton
G R D Rudkin

M D Seymour
A C Tennant
J Tyrrell

In Attendance: The Principal Planning Officer, the Development Manager, the Planning and Building Control Manager, the Senior Planning Lawyer, the Democratic Services Officer and the Lead Democratic Services Officer.

10. APOLOGIES FOR ABSENCE.

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

- Councillor A C Beal was replacing Councillor J L Reynolds (Councillor Reynolds was in attendance as a ward member for agenda item 6 so did not have voting rights).

11. MINUTES

Consideration was given to the minutes of the meeting of the Planning Committee held on 26 June 2019.

AGREED:

That the minutes be signed as a correct record.

12. DECLARATION OF INTERESTS.

There were no declarations of interest.

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

There were none.

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14. **H09-0276-19**

Planning No. and Applicant

H09-0276-19 Ashwood Homes

Proposal

Full Application for the erection of 84 dwellings with associated garaging, roads and sewers at Land rear of Fen 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.

Update from Principle Planning Officer:

Since the preparation of the report the following updates were reported:

- The application had been revised from 84 dwellings to 83 dwellings.
- Plans had been submitted to ensure that as far as possible, on plot parking was achievable for all properties on the proposal.
- As a result of the reduction by 1 dwelling, the education contribution at section 6.7 of report was reduced to £376,069. Recalculations for the NHS contributions were still awaited. The Officer stated that this would normally be expected to be reduced by £660, although this had not yet been confirmed.
- Further representations received from Councillor Biggadike relating to fear of flooding from sewer system and the input into the application by Anglian Water.
- 3 additional objections had been received to the revised plans, reiterating objections to the principle of the development of the land, the loss of views over the site and sewerage.

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 for a limited period of time following which the recording could be made available by request, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report and the completion of a Section 106 agreement to secure the provision of affordable housing and health and education financial contributions.

(Moved by Councillor Grocock, Seconded by Councillor Tyrrell)

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: Mr Howard Baxter (On behalf of Mr Robert Gordon – resident)

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15. **H06-0233-19**

Planning No. and Applicant

H06-0233-19 Ms C Bushby

Proposal

Full Application for change of use of land (part retrospective) to provide five additional gypsy/traveller pitches with one day room per pitch and existing stables converted to dayrooms. Also, erection of one new store and retention of sheds for pitch 1, with construction of internal road to facilitate separate ingress and egress to and from the site, including hardstanding at Green Acres Park, Ropers Gate, Gedney.

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 for a limited period of time following which the recording could be made available by request, in line with the Democratic Services Privacy Notice.

Members discussed and agreed that there were a number of errors in the officer's report which caused some confusion to their reading of the application.

AGREED:

That the application be deferred to clarify the position on the following material matters:

1. Confirmation of arrangements regarding sewage collection.
2. Confirmation of vehicle access for the quality of the road standard.
3. Arrangements for management of refuse collection.
4. Responses from Anglian Water, South Holland Internal Drainage Board and the County Fire Office to be sought, as it was stated in the report that no response had been received.
5. Clearer wording of some of the conditions discussed verbally.
6. Issues relating to the site being in Flood Zone 3, and Sequential and Exception tests.

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7. The identifiable need for this development within the family circle of the occupant of the existing site.
8. Clarification regarding the 28 day notice period for visiting touring caravans, to include confirmation of the limit of the amount of touring caravans per pitch at any one time - how would this be monitored to ensure that visitors did not leave and return on the following calendar day after expiry.
9. Definition of a "reasonable travelling distance" for residents in respect of 7.10(i) of the report
10. The impact of the development on the character and setting of the nearby listed building.

(Moved by Councillor Gambba-Jones, Seconded by Councillor Brewis)

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: Carrie-Ann Bushby (Applicant)

At 8.20pm, the Committee took a comfort break, that lasted until 8.30pm

Councillor Reynolds left at 8.20pm

16. **H14-0366-19**

Planning No. and Applicant

H14-0366-19 Steven Layn
(Holdings) Ltd

Proposal

Full Application for change of use of land to self-storage facility comprising 150 storage container units (B8 Use), access and parking at Land at Wardentree Lane & Benner Road, Pinchbeck, 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 for a limited period of time following which the recording could be made available by request, in line with the Democratic Services Privacy Notice.

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AGREED:

That the application be refused permission, subject to the reason listed at Section 9.0 of the report

(Moved by Councillor Avery, Seconded by Councillor Drury)

Councillor Biggadike requested that the minutes noted his abstinence from the vote

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: Emily Weston (Agent)

17. **H16-0598-19**

Planning No. and Applicant

Proposal

H16-0598-19 Mrs Tracey Bradley

Full Application for rear single-storey extension to create accessible bedroom and wetroom at 9 Rowan Avenue, 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 for a limited period of time following which the recording could be made available by request, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor Avery, Seconded by Councillor Drury)

18. **H18-0599-19**

Planning No. and Applicant

Proposal

H18-0599-19 Ms Emma Fenwick-French

Full Application for Rear single-storey flat roofed extension at 72 Princes Street, 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 had previously been 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. The debate was not repeated here as Planning Committee meetings were webcast 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, in line with the Democratic Services Privacy Notice.

AGREED:

That planning permission be granted, subject to those conditions listed at Section 9.0 of this report

(Moved by Councillor Brewis, Seconded by Councillor Tyrrell)

19. **PLANNING APPEALS**

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

DECISION:

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 8.55 pm)

(End of minutes)