

DRAFT NOTES



Clerk/RFO: Jan Hearsey
Deputy Clerk: Becky Brothwell

Coubro Chambers, 11 West End
Holbeach, PE12 7LW
01406 426739
clerk@holbeachpc.com
holbeach.parish.lincolnshire.gov.uk
@HolbeachParishCouncil



Minutes of the meeting of Holbeach Parish Council Planning, Properties, Emergency Planning & Speeding Committee on Wednesday 23rd July 2025 at 14:00 at Coubro Chambers, 11 West End

Those present :

Chair : Cllr P Howden

Councillors : Cllr S Ball, Cllr J Bennett-Collins

* Attended remotely

Open Meeting opened at:

14:06

Public Attended: Cllr I Hutchison & Cllr S Hutchinson & 2 Public Members

PP25/6-023 Apologies

Apologies have been received from Cllr T Wiltshire were received and accepted under the delegated powers of the Clerk.

PP25/6-024 Declarations of Interest

TO RECEIVE DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011
None received.

PP25/6-025 Minutes

TO APPROVE AS A CORRECT RECORD THE NOTES OF THE MEETING OF THE COUNCIL HELD ON 19th JUNE 2025

It was proposed, seconded and

Resolved: That the official minutes of the meetings of the Council held on 19th June 2025 be approved as a correct record and signed by the Chair.

<https://holbeach.parish.lincolnshire.gov.uk/downloads/file/1612/2025-6-02-ppes-draft-notes-19th-june-2025>

PP25/6-026 Clerk's report

1. To receive a report from the Clerk.
No report.

PP25/6-027 Planning applications

1. To **resolve to agree** the planning responses:

It was proposed, seconded and
Resolved:

58A SPALDING ROAD HOLBEACH

H09-0534-25 Proposed Shed and Car Port
Fully Support - OWPC51561

Land off Nutts Lane Holbeach St Johns

H09-0557-25 Erection of new innovative self-build dwelling and detached annexe building to provide architectural studio

Objection: The proposed development lies within designated local countryside and is deemed contrary to the adopted Local Plan policies, which aim to safeguard rural character and prevent inappropriate expansion beyond defined settlement boundaries. OWPC51562

Land between 4 & 5 Star Lane Holbeach Bank

H09-0555-25 Erection of Self - Build dwelling & garage
Fully Support OWPC51563

34 BOSTON ROAD SOUTH HOLBEACH

H09-0563-25 Change of use of part of existing car wash to restaurant (Use Class E) and take away (Sui Generis) with installation of extraction flue system, new shop front and rear single storey extension

Objection: The proposed change of use from car wash to restaurant (Use Class E) and takeaway (Sui Generis), along with associated structural alterations, represents a town centre function being introduced outside the designated town centre boundary. This raises concerns over spatial planning principles, undermines the integrity of the Local Plan, and may adversely impact the vitality of the established retail core. OWPC51565

Carter's Farm Oxcroft Bank

H23-0615-25 Erection of a single dwelling with attached triple garages involving the demolition of existing agricultural buildings & follows a Part Q Approval under reference H23-0766-24
Fully Support OWPC51566

28 BALMORAL WAY HOLBEACH

H09-0627-25 Proposed extension to dwelling to form bedroom and en suite above former garage.
Fully Support OWPC51567

98 Dog Drove North Holbeach Drove

H09-0596-25 Demolition of existing agricultural building benefiting from Class Q approval (Ref: H09-0420-24) and erection of two storey dwelling and attached associated garage block.
Fully Support OWPC51568

The Poplars Chapel Drove

H09-0473-25 Demolition of existing derelict dwelling & erection of detached 3 bed self build dwelling.
Fully Support OWPC51569

Land off Battlefields Lane South Holbeach

H09-0442-25 Hybrid Application for 158 Dwellings Comprising:- Full Application for the Erection of 62 Dwellings, Associated Landscaping and Infrastructure and

Outline Application for the Erection of Approximately 96 Dwellings (Some Matters Reserved)

Objection: Holbeach Parish Council objects to the proposed hybrid application comprising a full application for 62 dwellings and an outline application for approximately 96 additional dwellings, due to concerns over the capacity of existing local infrastructure. This includes pressure on primary healthcare services (e.g., doctors and dentists), educational facilities, and the loss of valued green areas that contribute to residents' well-being.

The Council considers that the scale of the proposal will place undue strain on already stretched local services. To mitigate the impact, Holbeach Parish Council formally requests that a Section 106 contribution be secured to support local infrastructure enhancements. The Council will contact the Planning Department to initiate discussions on funding allocation that reflects the scale and implications of the proposed development. OWPC51570

Building Adj. Pentland House Chapel Drove

H09-0632-25 Proposed demolition of existing agricultural building and erection of 2 two storey dwellings with attached double garages.

Fully Support OWPC51571

10 Sluice Road Holbeach Clough

H09-0686-25 Use of site for wood storage & distribution business - Retrospective
Holbeach Parish Council reviewed the retrospective application for use of the site for wood storage and distribution and has no comment to submit. OWPC51572

PP25/6-028

Speeding

1. To **resolve to agree** the SID locations for August.

It was proposed, seconded and

Resolved: The Committee resolved to approve the SID locations for August as listed, and to proceed with deployment.

- Fen Road, outside Tudor Lodge
- Wignals Gate

2. To receive an update for 2 solar-powered Speed Indicator Devices.

Members received an update regarding the acquisition of two solar-powered Speed Indicator Devices (SIDs).

It was noted that the Deputy Clerk will proceed with the purchase of the units.

The Committee resolved to receive the update and requested that the item be placed on the next agenda for further discussion and confirmation of installation plans

3. To receive an update for the results of a recent Archer Survey on Barrington Gate.

Members expected to receive an update on the results of the recent Archer Survey conducted on Barrington.

It was noted that no update was available at this time.

The Committee resolved to defer the item and requested that it be placed on the next agenda once results are available.

4. To review and **resolve to agree** the way forward regarding speed reduction at Further Old Gate.

It was proposed, seconded and

Resolved: Members reviewed concerns regarding vehicle speeds along Further Old Gate and discussed potential measures to improve road safety.

Following consideration, it was agreed to:

- Write to Lincolnshire County Council (LCC) Highways to request a review of the current speed limit and explore options for reduction.
- Request an Archer Survey to collect traffic speed and volume data to support the case.

The Committee resolved to write to LCC Highways regarding the speed limit on Further Old Gate and to request an Archer Survey to inform next steps.

5. To review and **resolve to agree** updating the transport strategy report.

It was proposed, seconded and

Resolved: Members reviewed the current Transport Strategy Report and discussed the need to update its priorities and recommendations, with a focus on:

- Safe walking routes
- Safe cycle routes

It was agreed that a meeting with Cllr Thomas Sneath should be requested to discuss collaborative approaches and local priorities.

The Committee resolved to update the Transport Strategy Report, incorporating proposals for safe walking and cycling routes, and to request a meeting with Cllr Thomas Sneath to support the development of the revised strategy.

PP25/6-029

Properties

1. To **resolve to agree** to allow a tenant to have a therapy dog.

It was proposed, seconded and

Resolved: Members considered a request from a tenant to keep a therapy dog on the premises.

It was noted that the lease be reviewed to establish if pets are excluded, and that consultation with other tenants would be necessary to ensure communal agreement and welfare considerations.

The Committee resolved to agree in principle to the tenant's request to keep a therapy dog, subject to:

- Review of the lease specification regarding pet restrictions
- Consultation with other tenants to ensure no objections and to maintain harmony within the property

2. To **resolve to agree** to allow a tenant to use a sofa gifted to Holbeach Parish Council.

It was proposed, seconded and

Resolved: Members considered a request for a tenant to use a sofa gifted to Holbeach Parish Council.

Following discussion, it was agreed that the sofa be formally gifted to the tenant.

The Committee resolved to gift the sofa to the tenant, acknowledging its suitability and the Council's willingness to support tenant comfort.

3. To **resolve to agree** the way forward with windows at 4a High Street.

It was proposed, seconded and

Resolved: Members discussed the condition of the windows and fire exit at 4a High Street, and considered options for repair and improvement.

It was agreed that:

- Secondary glazing quotes will be obtained for both the windows and fire exit
- Existing windows will be repaired, sealed, and painted
- Cllr I Hutchinson will provide details of suppliers and repair specifications
- It was noted that planning permission is not required for the proposed repair works

The Committee resolved to proceed with obtaining quotes for secondary glazing, and to repair the existing windows and fire exit as specified. Cllr I Hutchinson will circulate supplier details to support next steps.

PP25/6-030 Meetings

1. The next meeting date for PPES Committee is Wednesday 20th August 2025 at 14:00.

PP25/6-031 Budgets

1. To review current budgets and spends.

Members reviewed the current budgets and expenditure, noting that the budget had been structured to reflect the move to Park Bungalow. It was agreed that further clarity is needed regarding budget allocations for Coubro Chambers, to ensure accurate financial planning and resource distribution.

The Committee resolved to review and clarify budget provisions relating to Coubro Chambers, and to ensure that all spending aligns with the operational transition to Park Bungalow.

Open Meeting closed at:
15:06

Closed meeting opened at:
15:11

Closed Session

It was resolved to agree to exclude the press and public under the Public Bodies (Admission to Meeting) Act 1960 due to the confidential nature of the Business to be transacted

PP25/6-032 Council Properties

1. To review and **resolve to agree** lease extensions on tenants.

It was proposed, seconded and

Resolved: Deputy Clerk to obtain at quotes for legal services relating to lease drafting.

and to send copies of existing lease agreements to prospective legal representatives for reference. Quotes to be reviewed at the next meeting or via delegated authority if time-sensitive.

Closed Meeting closed at:
15:30

Chair signature

Date

