

Minutes of the meeting of Holbeach Parish Council Planning, Properties, Emergency Planning & Speeding Committee Monday 21st February 2022 at 18:00

	In attendance	Apologies given	Non Attendance
Holbeach Parish Council, Planning, Properties, Emergency Planning & Speeding Committee	Cllrs: S Favell, I Hutchinson & M Murfet Clerk: Jan Hearsey Asst Clerk: Karen Baxter	Cllrs: P Howden & P Sparkes	Cllr E Penney
Public including Councillors	Cllr S Hutchinson		

Chairman Cllr S Favell opened the meeting at 18:00

PPES-2021/2 – 82 - Apologies and reasons given

Apologies were received from Cllrs: P Howden & P Sparkes. Cllr E Penney was absent without apologies

PPES-2021/2-83 -Declarations of interest. To receive any declarations of interest in accordance with the requirements of the Localism Act 2011 and to consider any requests for dispensations in respects of pecuniary or non-pecuniary interests in Agenda items

None

PPES-2021/2 -84 - Minutes of the previous meeting

It was **resolved** to agree the notes of the meeting of the 25th January 2022 as Minutes.

PPES-2021/2 – 85 - Planning applications

- a) The planning applications received were proposed, seconded and **agreed** – see appendix 1

PPES- 2021/2 – 86 Speeding

- a) It was **resolved** to agree the locations of the SID for February: Roman Bank, 75 yards from junction with Middle Marsh Road at the entrance to the allotments. On the clough trail facing Holbeach Hurn & Fen Rd – on the lamp col outside the Mitsubishi Garage

PPES-2021/2 - 87– Properties

- a) It was **resolved** to agree to advertise and rent Room 4 Coubro



- b) It was discussed and **resolved** to agree the use of the car park at the rear of Coubro Chambers – to ask all users to park sensibly using the next available space. Ask Open Spaces team to cut back holly and spray mark spaces
- c) It was **resolved** to agree to obtain an EPC for Coubro Chambers, the Clerk to obtain prices
- d) To receive an update on the property valuation prices – 5 companies contacted, 2 do not do this type of valuation. Awaiting costings. Cllr I Hutchinson to give contact details of another company to the Clerk

PPES-2021/2-88 – It was discussed and resolved to agree the review of the following policies:

- a. Planning responses policy – see appendix 2

PPES -2021/2-89 – Emergency planning

- a. To receive the report from Cllrs: S Favell and M Murfet following the training – Cllr M Murfet reported that the training was very interesting and there is a great deal of assistance available from LCC
- b. The Emergency Plan was discussed, and the committee are to approach key people within the community to act as volunteers and for the plan to include a page for each Ward – It was **resolved** to agree to continue to work on the Emergency Plan before recommending to **Full Council**

It was proposed, seconded and **agreed** to move agenda item PPES-2021/2-90 to the end of the meeting

PPES-2021/2- 90 -To discuss and resolve to agree the Lease to Holbeach Bank Football Club - To resolve 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 - It was discussed and **resolved** to agree that the Clerk will speak with the managing agent to ascertain their plans for the future use of the land.

PPES – 2021/2 -91 -Items for discussion and agenda item requests.

Town Plan, carpark Coubro, EPC & valuation costings, update on the Emergency Plan

PPES- 2021/2 -92- Confirm date and venue of next PPES committee Meeting

- (a) To agree a venue and date

Meeting closed at 18:54

Signed Chairman.....Date.....

Appendix 1

Date	Planning No:	Description	from Cllrs	HPC response
15 February 2022	H09-0091-22	Erection of single storey rear extension, removal of fence, erection of outbuilding and creation of a walkthrough - re-submission of H09-0986-21		
15 February 2022	H09-0142-22	Extension & Alterations	1	
15 February 2022	H09-0147-22	Erection of Jubilee Beacon	4 support	
21 February 2022	H09-0147-22	Amendment to site of Beacon	1 support	

Appendix 2 Planning Response Policy

Policy governance

Some of the legislation that contributes this policy includes, but is not limited to;

- The National Planning Policy Framework 2012
- The Town and Country Planning Regulations 1988

General policy statement

Holbeach Parish Council recognise the importance of local planning for a sustainable town and as such is committed to ensuring that wherever possible all permission submissions raised to its attention are commented on. Holbeach Parish Council recognises their role as a statutory consultee. The framework for managing that responsibility is as follows.

1. The Clerk receives the planning applications from South Holland District Council, where in a timely manner; they are to be distributed to the Members to be able to make individual comments within the timeframe of the notice.
2. Members are to be reminded within this policy that wherever necessary to register any disclosable interest with the Clerk. Should a member have a pecuniary interest they are expected to raise it with the Clerk and the Chair of planning and abstain from making further comment.
3. All comments are to be collated by the Chair of PPES, or in their absence the Vice Chair. These comments will be added to the planning portal by the Chairman of PPES on a bi-weekly basis and contain the majority decision of the individuals that have sent their feedback, however, give note to specific material considerations also from the opposite viewpoint.
4. Feedback from Members is required within 7 calendar days of receipt of the planning notice so as to allow the Chairman of PPES to carry out point 3. Feedback received after this 7-day period may not be included in the final consideration of the Parish Councils comments.
5. Holbeach Parish Council recognises that the scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations. The Chair of PPES has overall responsibility to determine whether a comment is a material consideration or not before submission but should explain to a Member why their considerations have been rejected before leaving it from the portal.

Chairman's initials.....



6. Holbeach Parish Council will make one comment as a statutory consultee as outlined within this policy, however, recognises that Members are able to within their personal capacity make their own comment separately on any planning application received.
7. Holbeach Parish Council recognises that the statutory time limits are usually 13 weeks for applications for major development and 8 weeks for all other types of development (unless an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies).
8. Where there is a development numbering over 14 properties, or if any development has been required to plan for affordable housing or other amenities, the Parish Council comments will include a request for what section 106 (or Community Infrastructure Levy) funds are required to maintain the additional pressure on existing infrastructure and for what purpose. All developments are to be challenged in this manner to ensure the best value practices for the residents of Holbeach Parish.
9. Each ward area will have a current plan no older than 6 months of the necessary supports for infrastructure and requirements. This plan should include quotes, project plans and any necessary building regulation or planning regulation pre advice notes to ensure that it is legal and suitably budgeted. These projects will be collated by the Chair of PPES and maintained as current by the Members of respective wards.
10. Where there is no project or requirement, or a project has gone out of date, an alternative project or requirement will be put forward at the discretion of the Chair of PPES
11. The PPES Committee will receive and consider any assets deemed fit to apply for registration as an Asset of Community Interest. All proposed properties will be dealt with on a monthly basis and full Council will make agreement to pursue or not to pursue on the next convened monthly meeting.
12. The Parish Council will accept any written information sent to the Clerk by both opposers and proposers; however, this will not influence the final decision. To ensure fairness, these viewpoints will be deconstructed to only their additional material considerations from those already contained in the submitted planning application to South Holland District Council by the Chair of PPES further to any planning application received and sent to members for their considerations.
13. The Parish Council recognises its role in the production of Traffic Regulation Orders (TRO's) for Highways. As such, it will receive all TRO requests from parishioners at the point of receipt from members of the public, however the PPES Committee will only make recommendations on a quarterly basis for the full Council to consider before raising with the County Councillor the full Council decision.
14. Should a development consist of 4 or more separate properties/dwellings being proposed, the impact assessment including costs on Parish Council services will be considered as a material consideration.
15. Holbeach Parish Council recognises the effect that planting will have on a development and the type of planting specified will be considered as a material consideration.
16. Holbeach Parish has a number of conservation areas which Holbeach Parish Council will recognise when considering its comments on planning applications.
17. There is no appeals process for the Parish Council to overturn their planning comments as a statutory consultee by either the proposers or opposers. The submitted overall viewpoint is the final viewpoint of Holbeach Parish Council.
18. Holbeach Parish Council recognises that under the Town and County Planning (Permitted General Development) Order 1995, small developments by local authorities such as Holbeach Parish Council are

permitted by, the Secretary of State by General Development Order. This includes, but is not limited to, the provision of seats, street furniture and bus shelters or stops.

19. The preference of Holbeach Parish Council to any provision of funds from planning applications is for the Community Infrastructure Levy (CILs) over the Section 106 funding. Should the District authority discuss or request input as to the Parish Councils preference, CILs will be the preference of Holbeach Parish Council.
20. This planning response policy will be updated whenever either the Town Plan changes, the Community Infrastructure Levy is adopted by the planning authority (South Holland District Council), whichever is sooner.