

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 9th March 2020 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors R J Dykstra, D W England, Ms L A Gifford, S J Green, Mrs M H Harlock, J A Parker, P S Potts, Mrs J Tavener, Mrs S J Wilcox and Dr S C Withams.

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole and Mrs A R Wyatt, County Councillor T V Rogers and District Councillor G J Bull.

72/19 MINUTES

Upon being moved by Councillor Dykstra and seconded by Councillor Mrs Tavener, the Minutes of the meeting of the Committee held on 10th February 2020 were signed as a correct record by the Chairman.

73/19 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in Minute No. 76/19(c), (d) and (e) entitled Applications as he had had dealings with the applicants commercially. Councillor Mrs Wilcox declared a similar interest in the same minute in respect of application (d) and, in the case of application (e), because of the relationship between the application site and her home.

74/19 MATTERS ARISING

The Committee noted that there were no matters arising from the Minutes of its meeting held on 10th February 2020.

75/19 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

The Committee was informed that there were no matters appearing on the agenda for the meeting of the District Council's Development Management Committee to be held on 16th March that affected the Parish.

76/19 APPLICATIONS

The Committee considered the following applications for planning permission, arising from which it was

RESOLVED

that the following observations be submitted to the District Council as appropriate:-

- (a) **19/02517/FUL Church of St Mary Magdalene, Church Road – Provision of 20 new parking spaces at southern end of churchyard, relocation of headstones, new footpath and widening of existing gated access.**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (b) **20/00202/HHFUL 22 Old Mill Avenue - Demolition of existing single storey element of building to side. Rear single storey extension with pitched roof, porch to front with pitched roof, canopy to side entrance with pitched roof adjoining partially rebuilt nib wall, removal of chimney and part removal of another chimney and new garage. External wall insulation with render, new windows, doors and roof lights. External works including new fences, gates, paving, planting. Drainage improvements.**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (c) **20/00308/OUT Land west of Longlands Close and north of The Paddock Caravan Park, Ramsey Road – Outline planning application with all matters reserved apart from access for the erection of up to 26 residential dwellings, including affordable housing (Use Class C3) together with parking areas, landscaping and other associated infrastructure, following the demolition of No. 21 Ramsey Road and associated outbuildings.**

that the District Council be recommended to refuse the application on the following grounds:-

- (i) that the site forms part of a larger allocation (WB1) in the Huntingdonshire Local Plan to 2036 which refers to vehicular access being taken from Longlands Close and/or directly from Ramsey Road. It is the opinion of the Parish Council that the vehicular access proposed by the demolition of 21 Ramsey Road and the creation of a direct access for 26 dwellings off Ramsey Road would be both unsafe and unsuitable for the following reasons:-

- The necessary visibility splays cannot be achieved at the junction to secure safe sight lines;
- The junction proposed is situated in close proximity to the junctions with Longlands Close and Garrett Drive and the major junction at High Street/Ramsey Road/Church Road which will create a danger to highway safety;
- The lack of off-street parking for properties opposite the proposed junction in Ramsey Road results in considerable on-street parking of vehicles, resulting in an effective narrowing of

the carriageway in this location. The creation of the proposed junction would therefore be detrimental to highway safety;

- Vehicles emerging from the proposed development at the junction proposed would face almost directly opposite No. 14 Ramsey Road with the result that vehicle lights and noise would form an unacceptable intrusion into the life of the occupiers of that property.
- (ii) that the site forms an important location in the Warboys Conservation Area, being bordered to the south by the grade II listed building at 17 Ramsey Road and to the east by the grade II listed building at 14 Ramsey Road. Allocation WB1 in the Huntingdonshire Local Plan to 2036 states that the mature trees within the frontage of 21 Ramsey Road contribute to the character of this road and are situated within the Conservation Area. The loss of trees resulting from the creation of a vehicular access to the proposed development by the demolition of no. 21 Ramsey Road would alter the character of the Conservation Area in Ramsey Road and should be resisted.

(The Committee noted the receipt of one letter of objection to the application.)

(Having declared a non-statutory disclosable interest, Councillor England left the meeting for the duration of the consideration of the above application and took no part in the discussion and voting thereon.)

- (d) **20/00323/FUL Lower End Farm, Puddock Road – Change of use of 0.33 ha. of agricultural land, currently being used as grazing, to storage of shipping containers for renting out to local businesses/homeowners.**

that the District Council be recommended to refuse the application on the following grounds:-

- (i) that the proposed use would represent an unacceptable intensification of use of the site which would be out of character in the locality;
- (ii) that the use proposed would be visually intrusive and visible from long distances in this location. Any screening by means of planting would be ineffective when viewed from the higher land to the south of the site;
- (iii) that the use proposed would generate additional traffic on an unclassified road (Puddock Road) which is subject to subsidence and unsuitable for additional traffic volumes. In addition the existence of a weight limit in Station Road would require the use of Fenside Road by HCVs to access the site. This single track road already carries an unacceptably high volume of heavy vehicles to access Warboys Landfill Site and is unsuitable for additional traffic;

- (iv) that the volume of containers proposed would result in an unacceptable growth in hard surfacing and surface water run-off in an area susceptible to flooding that should be resisted;
- (v) that the use of the proposed containers for storage would create a security risk in an isolated location without suitable security features such as fencing, lighting and alarms which would be out of character in this rural location;
- (vi) that the use proposed would establish a precedent for a potential further intensification of use involving additional containers, security features, permanent accommodation for security purposes which would be difficult to resist.

(Having declared non-statutory disclosable interests, Councillors England and Mrs Wilcox left the meeting for the duration of the consideration of the above application and took no part in the discussion and voting thereon.)

- (e) **20/00475/FUL Agricultural Buildings, Three Fishes Farm, Puddock Road – Proposed conversion of redundant farm building to form dwelling**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

(Having declared non-statutory disclosable interests, Councillors England and Mrs Wilcox left the meeting for the duration of the consideration of the above application and took no part in the discussion and voting thereon.)

77/19 DETERMINATIONS

The Committee noted that, since its previous meeting, the following applications had been determined by the District Council:-

Approved

- (a) 19/02547/HHFUL 30 Fenton Road – Amendment to 18/02387/HHFUL to amend the floor area and revise window to elevation
- (b) 19/02591/HHFUL 2 Jubilee Avenue – Two storey side and rear extensions following demolition of existing garage to side; internal alterations.

78/19 PLANNING APPEAL – FENSIDE CARAVAN PARK, PUDDOCK HILL

The Committee considered a report (copies of which had been circulated) by the Clerk following an appeal to the Planning Inspectorate against the non-determination of application 18/02721/CLPD for an established use certificate for the caravan site at Puddock Hill.

The Clerk explained that the agents acting for the applicant were contending that the wording of a previous certificate of lawful development issued by the District Council in 2016 was deficient and that as the conditions of the existing permission had not been reproduced in full in the certificate, this meant that the site could be used without restriction as a touring caravan site. Members were reminded that the Parish Council had consistently opposed the use of the site for both touring and static caravans since application had first been made for a change of use in 1998. The Clerk pointed out that the certificate issued by the District Council in 2016 had contained a note stating that conditions existed for the use of the site which had clearly drawn attention to the fact that restrictions applied.

Under the circumstances, it was

RESOLVED

that the Clerk be requested to write to the Planning Inspectorate to advise them of the Parish Council's opposition to the use of the site for caravans without restriction.

79/19 COUNTY COUNCIL ENFORCEMENT PLAN

The Committee noted an invitation to comment on the County Council's Planning, Minerals and Waste Enforcement Plan which currently was in the process of being reviewed.

There being no further business, the meeting was declared closed.

Chairman.