WARBOYS PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on 9th September 2013 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs M P Bucknell, Mrs J M Cole, D W England, Mrs M R Harlock, T R Huggins, P S Potts, J C Price and Mrs A R Wyatt.

ALSO IN ATTENDANCE

District Councillors P L E Bucknell and J W G Pethard

APOLOGIES

Apologies for absence were received from Councillor Mrs S Stafford and County Councillor M R Tew.

38/13 MINUTES

Upon being moved by Councillor Mrs Wyatt and seconded by Councillor Potts, the Minutes of the meeting of the Committee held on 12th August 2013 were signed as a correct record by the Chairman.

39/13 MEMBERS’ INTERESTS

No declarations of interest were made by Members in respect of items appearing on the agenda.

40/13 MATTERS ARISING

The Committee noted that there were no matters arising from the Minutes of its meeting held on 12th August 2013.

41/13 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL

The Committee was informed that there were no matters appearing on the agenda for the meeting of the District Council’s Development Management Panel to be held on 16th September 2013 that affected the Parish.
42/13 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:-

(a) 13/01199/CAC Women’s Institute Hall, George Lane – Demolition of former Women’s Institute Hall

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, subject to the works being undertaken between 09:00 hours and 17:00 hours to avoid disturbance to neighbours and conflict with children and parents using George Lane to walk to the nearby primary school, to suitable dust suppression measures and to the controlled removal and disposal of asbestos materials which are thought to be present in the building.

(b) 13/01201/FUL Women’s Institute Hall, George Lane – Demolition of former Women’s Institute Hall and erection of a terrace of three houses

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

(i) that the erection of 2½ storey dwellings would be out of character in the street scene;

(ii) that the proposal represents an over-development of the plot;

(iii) that 5 parking spaces are inadequate for 3 dwellings in view of the lack of on-street parking for visitors in George Lane; and

(iv) that the sight line to the north for vehicles emerging from the rear of the properties would be inadequate, given the lack of a footway in George Lane and the frequency of its use by parents and children walking to the nearby primary school.

(Councillor Mrs Harlock requested that her name be recorded as having abstained from voting on the matter.)

(c) 13/01219/CLED The Lodge, Greenacres Farm, Puddock Road – Certificate of lawful use as existing for private residential dwelling separate from remainder of Greenacres Farm

that the District Council be recommended to approve the application on the grounds that it would appear that an established use has been created.

(d) 13/01265/FUL 18 New Road – Proposed first floor extension, removal of conservatory and single storey extension
(Councillor Mrs Cole declared an ‘other’ interest as she was related to the applicant and left the room for the duration of the discussion and voting on the matter.)

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.

(e) 13/01312/FUL 50 Ramsey Road – Proposed two storey rear extension and erection of new garage and porch following demolition of existing

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.

(f) 13/01316/FUL Land rear of 64 High Street – Erection of thirteen new dwellings

(Councillors England and Mrs Wyatt declared an ‘other’ interest and left the room for the duration of the discussion and voting on the matter.)

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, subject to a contaminated land survey being undertaken of the site and to the external materials to be used in the construction of the dwellings on plots 7 to 13 inclusive being in keeping with the adjoining listed buildings including the use of slate for the roofs and the dwelling on plot 8 not being constructed in red multistock bricks.

(g) 13/01358/TREE Ashleigh Court, Woodlands – Works to trees

that the District Council be recommended to approve the application.

43/13 DETERMINATIONS

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

Approved

(a) 11/01865/FUL Land at The Bill, St Mary’s Road, Ramsey – Erection of four wind turbines (up to 126.5 metres in height), ancillary equipment and on-site infrastructure for the purpose of generating renewable energy through wind power

(b) 13/00741/FUL 18 Ramsey Road – Demolition of rear conservatory and bathroom and erection of a single storey flat roof extension

(c) 13/00997/FUL New dwelling at Rose Cottage, Puddock Road – Proposed garages and conservatory to approved dwelling
Further to Minute No. 61/12(b), the Clerk reported that the District Council had invited comments on the submission of additional plans and information in respect of planning application 12/01784/FUL for the change of use of land north of the Hallgate Allotments for travelling showpeople’s quarters.

Having considered the additional information, the Committee

RESOLVED

that the previous decision to recommend refusal of the application be affirmed.

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

Chairman.