

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 11th December 2017 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs M P Bucknell, Mrs J M Cole, B L Correll, R J Dykstra, D W England, Ms L A Gifford, Mrs M H Harlock, G B Joseph, P S Potts, Dr S C Withams and Mrs A R Wyatt.

ALSO IN ATTENDANCE

District Councillor P L E Bucknell

APOLOGIES

Apologies for absence were received from Councillor Mrs J E Tavener and County Councillor T V Rogers

50/17 MINUTES

Upon being moved by Councillor Correll and seconded by Councillor Dr Withams, the Minutes of the meeting of the Committee held on 13th November 2017 were signed as a correct record by the Chairman.

51/17 MEMBERS' INTERESTS

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

52/17 PROPOSED DEVELOPMENT ADJACENT TO WOODFORD RECYCLING, PUDDOCK HILL

Members were advised that representatives of Sycamore Planning had been invited to attend the meeting to explain their proposal to construct a biomass combined heat and power and waste water treatment plant on land adjacent to Woodford Recycling at Puddock Hill. An exhibition of the proposal had been held at the Sports and Social Club at the end of November and the public had been advised that they would be welcome to attend the Committee's meeting to ask questions and express their views.

However the Clerk reported that he had been informed earlier in the day that the representatives would be unable to travel to Warboys because of the adverse weather conditions and extensive efforts had been made to inform the public to avoid them having to attend the meeting unnecessarily.

The Clerk advised that he would liaise with the company to arrange an alternative date and in that respect, Members were of the opinion that in view of the likely amount of time required the meeting should be held on a separate evening to the normal Council meeting. It was therefore agreed that, subject to the availability of the planning representatives, the meeting with them would be held on 8th or 15th January with the Council meeting to be held on the alternate date.

53/17 MATTERS ARISING

The Committee considered the following matter arising from the Minutes of its meeting held on 13th November 2017:-

Development South of Farriers Way

Further to Minute No. 49/17, the Chairman and Clerk reported on a meeting that they and Councillor England had held on 7th December with the prospective developers of the land south of Farriers Way.

The developers had supplied plans of a layout for the reserved matters application which altered significantly than the indicative site plan submitted when outline permission had been granted for the development. The developers had advised that the plans for the reserved matters application accorded with the pre-application guidance that they had been given by the District Council as the local planning authority. The Clerk pointed out that he, the Chairman of the Council and District Councillor Bucknell had met the agents for the owner of the land and the planning case officer at the time of the outline application to discuss the site layout but the officer involved had now left the District Council's employment.

Members were informed that the new site layout provided for over 2 acres of open space but that this comprised the balancing pond and landscaping around the western and southern boundaries with only a minimal strip of land adjoining Jubilee Park which it had been hoped would be extended to include land from the new development. The proposed footpath link from the site to the village through Jubilee Park crossed the area where the children's play equipment was sited and a proposed sewage pumping station was proposed for the north-western corner of the site immediately adjacent to the Park.

There were also concerns about the proposed drainage arrangements and the intention to raise the level of the site by one metre to obtain a fall in drainage to the north which was contrary to the direction of surface water run-off which was believed by Members to be to the west.

The Clerk reported that he had spoken to the current planning case officer earlier that day and had explained the Parish Council's concerns. The officer had promised to speak to his colleagues and respond but if the Parish Council's concerns were not addressed, he had been advised that the Parish Council would be seeking a meeting to discuss the matter in more depth.

54/17 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 18th December that affected the Parish.

55/17 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) **17/02426/LBC 17 Ramsey Road – Barn conversion to single 4 bedroom dwelling, new detached timber garage, new walls, fences and landscaping, associated parking and vision displays**

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) **17/02528/FUL Warboys Community Primary School, Humberdale Way – Installation of a Coniston 35 Wall Mounted Canopy system**

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.

56/17 DETERMINATIONS

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

Approved

- (a) 17/01526/S73 44 Popes Lane – Variation to condition 1 of planning application 16/02239/FUL – slight variation in position of building on plot with increased width.
- (b) 17/01880/TREE The Moat House Surgery, Beech Close – Pollard T005 to same level as agreed for T002-T004 (17/00778/TREE) due to it being left exposed to the elements.
- (c) 17/01960/HHFUL 69 Ramsey Road – Carport, open on all sides with a type of slate roof.

Withdrawn

- (d) 17/01612/FUL Church of St Mary Magdalen – Provide a car park within the church grounds, including partial demolition and modified rebuilding of the boundary wall to form a vehicular entrance to Church Road.

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

Chairman.