

# **WARBOYS PARISH COUNCIL**

Minutes of a meeting of the **Planning Committee** held on 8th January 2018 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, Mrs M H Harlock, G B Joseph, P S Potts, Mrs J E Tavener, Dr S C Withams and Mrs A R Wyatt.

## **ALSO IN ATTENDANCE**

County Councillor T V Rogers  
District Councillor P L E Bucknell  
Mr M Farren, Woodford Recycling  
Messrs S Tanner and P McCoughlin, Sycamore Planning

## **APOLOGIES**

An apology for absence was received from Councillor Ms L A Gifford.

## **57/17 MINUTES**

Upon being moved by Councillor Dykstra and seconded by Councillor Mrs Harlock, the Minutes of the meeting of the Committee held on 11th December 2017 were signed as a correct record by the Chairman.

## **58/17 MEMBERS' INTERESTS**

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

## **59/17 PROPOSED DEVELOPMENT ADJACENT TO WOODFORD RECYCLING, PUDDOCK HILL**

Further to Minute No. 52/17, the Chairman welcomed to the meeting Messrs S Tanner and P McCoughlin of Sycamore Planning and Mr M Farren of Woodford Recycling who gave a presentation on a proposal to construct a biomass combined heat and power and waste water treatment plant on land at Woodford Recycling, Puddock Hill. Copies of a power point presentation were distributed to all Members and plans of the proposal were on display at the meeting which was also attended by approximately 60 members of the public.

The Committee was informed that the proposal was to burn grades B and C waste wood and to use the power and heat generated to evaporate waste water, including leachate

from the landfill site at Puddock Hill. The process would be powered from the electricity generated from the waste wood burning with any excess exported to the National Grid. The plant would be capable of burning 48,000 tonnes of pre-shredded wood waste each year and deal with 65,000 of waste water. It was anticipated that a total of 36 vehicle movements would be required each day along Fenside Road if no waste was supplied from the Woodford Recycling plant and the adjoining landfill site, although it was expected that this would amount to a significant proportion of the waste wood and water.

It was proposed that the plant would be open from 7.00 a.m. to 7.00 p.m. on weekdays, 7.00 a.m. to 1.30 p.m. on Saturdays and closed on Sundays and Bank Holidays, although the plant itself could run continuously. Schematics of the plant design were supplied, together with photographs of a plant currently under construction in Daventry.

A public exhibition of the proposals had been held in Warboys in November and it was reported that an application for planning permission had been submitted to the County Council that day. Two environmental permits to operate the plant would be required from the Environment Agency.

After the presentation had been completed, a number of questions were raised by Members of the Council and the public present at the meeting. These dealt with the capacity and condition of Fenside Road to accommodate additional heavy vehicles, the potential of pollution from the process in terms of emissions, noise, light and odours, the types of wood to be burnt, and the height of the plant. Questions and concerns were also raised about the monitoring of the processes, the ability of the Environment Agency to monitor the plant satisfactorily and the absence of a proven track record of the technology.

Members of the public were informed by the Chairman that they could submit observations on the planning application within the statutory period of 21 days once the information had been posted on the County Council's website. The Parish Council was a statutory consultee to the planning process and would also post the information on the Parish Council website to assist members of the public if they wanted to comment on the application.

Messrs Tanner, McCaughlin and Farren then left the meeting.

## **60/17 MATTERS ARISING**

The Committee considered the following matter arising from the Minutes of its meeting held on 11th December 2017:-

### **Development South of Farriers Way**

Further to Minute No. 53/17, the Clerk reported that the planning case officer had written to Bellway Homes with regard to the provision for open space to be made in the development of the land south of Farriers Way which had planning permission for 74 homes. A reply was awaited but the case officer had been reminded that the Parish Council would be seeking a meeting if changes were not made to the Parish Council's satisfaction.

## **61/17 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE**

The Committee was informed that the District Council's Development Management Committee was not scheduled to be held until 22nd January but District Councillor Bucknell advised that the agenda was unlikely to include any matters that affected the Parish.

## **62/17 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) **17/02382/HHFUL 26 High Street – Replace entrance and drive gates with gates similar to previous gates and remove and replace wooden shed**

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) **17/02509/HHFUL 35 Ramsey Road – Rear extension to existing residential property**

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) **17/02582/HHFUL 24 Goldpits – Single storey rear extension**

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.

(Councillor Mrs Cole declared a disclosable pecuniary interest in the above application as she owned a property nearby and she left the meeting for the duration of the discussion and voting thereon.)

## **63/17 DETERMINATIONS**

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

### **Refused**

- (a) 17/2039/FUL Abbott Heath Road – Erection of one poultry shed

(District Councillor Bucknell reported that an appeal had been submitted by the applicant following the refusal of planning permission.)

**Withdrawn**

- (b) 17/01613/LBC 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.

**64/17 APPLICATION TO DIVERT PUBLIC FOOTPATH NO. 3**

(Councillor Mrs Cole declared a disclosable pecuniary interest in the following matter as she owned land nearby and she left the meeting for the duration of the discussion and voting thereon.)

The Clerk submitted a report (copies of which had been circulated to all Members) following an invitation from the County Council to comment on an application to divert footpath no. 3 where it crossed the first phase of the housing development south of Station Road.

Members were reminded that the Section 106 Agreement relating to the planning permission required the developer to create a footpath link between footpaths 3 and 4 and to improve footpath 4 where it linked with Flaxen Walk. The Section 106 Agreement for the second phase of the development which had outline permission required the developer to deposit a sum of £10,000 with the County Council to upgrade the latter link.

The County Council had been asked why a composite order had not been sought by the developer to link footpath 3 with footpath 4 but the response received had advised that the current application was unrelated to the Section 106 Agreement. The Clerk suggested that while there was no objection to the diversion proposed, the Parish Council should continue to press for the completion of the footpath links required by the Section 106 Agreements.

It was therefore

**RESOLVED**

- (a) that the County Council be informed that the Parish Council has no objection to the diversion order proposed; and
- (b) that further enquiries be made with the County Council with regard to the creation of the link to footpath no. 4 and upgrade of the footpath to Flaxen Walk.

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

**Chairman.**