

# **WARBOYS PARISH COUNCIL**

Minutes of a meeting of the **Planning Committee** held on 5th February 2018 at the Parish Centre, Warboys.

## **PRESENT**

Councillor G C M Willis, Chairman

Councillors Mrs M P Bucknell, B L Correll, D W England, Ms L A Gifford, Mrs M H Harlock, P S Potts, Mrs J E Tavener and Dr S C Withams.

## **ALSO IN ATTENDANCE**

County Councillor T V Rogers  
District Councillor P L E Bucknell

## **APOLOGIES**

Apologies for absence were received from Councillors Mrs J M Cole, R J Dykstra and Mrs A R Wyatt.

## **65/17 MINUTES**

Upon being moved by Councillor Mrs Harlock and seconded by Councillor England, the Minutes of the meeting of the Committee held on 8th January 2018 were signed as a correct record by the Chairman.

## **66/17 MEMBERS' INTERESTS**

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

## **67/17 PROPOSED DEVELOPMENT ADJACENT TO WOODFORD RECYCLING, PUDDOCK HILL**

The Committee considered planning application H/5002/18/CW for the construction of a combined heat and power plant comprising biomass energy from waste and treatment of waste water by evaporation plant and associated infrastructure at Warboys Landfill Site, Puddock Hill.

The Committee had been addressed by the applicants at their previous meeting (Minute No. 59/17 refers). A summary of the objections received from members of the public until earlier in the day had been circulated for Members' attention, with a total of 83 objections received to date. The provisional response of the Warboys Landfill Action Group had also been circulated.

The Committee was addressed by representatives of the Landfill Action Group and other members of the public with approximately 70 persons in attendance at the meeting. Following discussion, it was unanimously

## **RESOLVED**

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

- (i) that the proposed development will present a visually intrusive feature on the local landscape which is totally out of character with the neighbouring fen environment;
- (ii) that the proposed development would be located in close proximity to dwellings with a consequential risk of harm to health from emissions from the processes proposed;
- (iii) that any emissions from the development proposed could contaminate surrounding land which is farmed extensively for the growing of crops and as pasture for stock animals with the consequential risk of hazardous chemicals entering the food chain and contaminating land for the future;
- (iv) that the applicants have failed to demonstrate a need for development of the scale proposed or that the materials required could be sourced adequately from the proposed 30 mile radius prompting concerns that waste will be imported from a far greater radius;
- (v) that the applicants have failed to demonstrate the long term adequacy of supply from Warboys Landfill Site and Materials Recycling Facility with the consequent potential for the sourcing of greater quantities of waste wood and waste water from elsewhere which would result in additional traffic generation and a further deterioration of the access route;
- (vi) that the proposal will constitute an unacceptable further continuation of industrial development at Warboys Landfill Site far in excess of the initial permission granted for 5 years for the tipping of waste at the adjoining landfill site;
- (vii) that the proposed development represents a dangerous precedent for potential expansion of the processes proposed which it would be more difficult to refuse;
- (viii) that the proposed development would pose unacceptable risks to human health and wildlife from emissions to air of hazardous chemicals;
- (ix) that the proposed development is likely to lead to noise pollution to the detriment of persons living nearby thereby adversely affecting their quality of life;

- (x) that the proposed development is likely to lead to odour pollution to the detriment of persons living nearby thereby adversely affecting their quality of life;
- (xi) that the proposed development is likely to lead to the escape of dust from the site which will affect the quality of life of nearby residents and contaminate the local environment;
- (xii) that the proposed access route to the site via Fenside Road is unsuitable for the additional traffic proposed;
- (xiii) that there is a likelihood of heavy goods vehicles and tankers queueing to enter the site before it opens in a morning either on local roads or laybys to the detriment of highway safety;
- (xix) that there is a potential risk of contamination to the local environment from tankers carrying waste water to the site, either in the event of an accident or from spillages which could contaminate surrounding land;
- (xx) that the proposed operation of the site on a continuous basis throughout the year with the exception of a two week close down for maintenance will represent an intolerable intrusion into the quality of life of local residents from emissions, noise, odours and dust emanating from the site;
- (xxi) that insufficiently robust testing has been undertaken of the proposed waste water treatment process to assess its suitability and safety so close to dwellings and farmland;
- (xxii) that the companies established to manage the processes involved are newly established with no demonstrable experience or expertise in managing such plants safely; and
- (xxiii) that the operation of the two treatment plants by separate companies will result in a blurring of responsibility in the event of future complaints and enforcement action by the regulatory authorities.

## **68/17 DETERMINATIONS**

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

### **Approved**

- (a) 17/02254/TREE      4 Little End Cottages – T1 2 x walnut, reduce extending lower laterals over car parking area by around 1.5 m. and thin remaining crown by 20% in order to reduce fruit production and limit damage to vehicles below
- (b) 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 splays.

- (c) 17/02528/FUL Warboys Community Primary School, Humberdale Way - Installation of a Coniston 35 wall mounted canopy system

### **69/17 MATTERS ARISING**

The Committee considered the following matters arising from the Minutes of its meeting held on 8th January 2018:-

**(a) Development South of Farriers Way**

Further to Minute No. 60/17, the Clerk reported that he and Councillor England would be meeting Bellway Homes and the District Council's planning case officer on 14th February to discuss the design of the proposed development of 74 dwellings south of Farriers Way.

**(b) Diversion of Public Footpath No. 3**

Further to Minute No. 64/17, the Clerk informed Members that the County Council were now liaising with David Wilson Homes with regard to the creation of a footpath link between public footpaths 3 and 4 affected by the development south of Station Road.

### **70/17 RECLAIMED APPLIANCES**

It was reported that the waste stored outdoors at the former Reclaimed Appliances site at the Airfield Industrial Estate had now been cleared, although a large number of shipping containers remained on site. District Councillor Bucknell suggested that these were sited on land that was not subject to the planning permission granted by the County Council with the result that responsibility for enforcement action was unclear.

Councillor Mrs Bucknell also drew attention to the unsightly appearance of an unused advertising frame which was leaning over the perimeter fencing. The Clerk pointed out that this could not be cleared by the Handymen as it was situated on private land but that he would try to secure its removal.

### **71/17 CAR PORT AT 69 RAMSEY ROAD**

The Chairman drew attention to the fact that the car port for which planning permission had been granted at 69 Ramsey Road had been bordered by fencing and a hinged door so that it resembled an enclosed structure. District Councillor Bucknell offered to investigate the matter with the District Council's planning enforcement team.

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

**Chairman.**