

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 9th April 2018 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs M P Bucknell, B L Correll, R J Dykstra, D W England, Ms L A Gifford, 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

District Councillor P L E Bucknell

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole and County Councillor T V Rogers.

87/17 MINUTES

Upon being moved by Councillor Correll and seconded by Councillor Potts, the Minutes of the meeting of the Committee held on 12th March 2018 were signed as a correct record by the Chairman.

88/17 MEMBERS' INTERESTS

Councillors Correll and England declared a non-statutory disclosable interest in Minute No. 91/17(c) (Applications) as the Treasurer and Chairman respectively of the Warboys Sports Ground Committee. Both Members had previously received a dispensation to speak but not vote on the matter.

89/17 MATTERS ARISING

There were no matters arising from the Minutes of the Committee's meeting held on 12th March 2018.

90/17 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 16th April that affected the Parish.

91/17 APPLICATIONS

The Committee considered a number of applications for planning permission.

With regard to the application for development south of Farriers Way and Bencroft Lane, the Chairman and Clerk referred to two previous meetings held with the applicants at which the Parish Council's views on the design of the estate and the configuration of the open spaces had been raised. However there had been no discernible change to the design in the application from the initial proposals presented to the Parish Council in December.

RESOLVED

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

- (a) **18/00451/HHFUL The Laurels, High Fen Straight Drove – New ground floor extension to side and rear; new second floor extension over existing; erection of porch, removal of chimney, alteration to window sizes and internal reconfiguration**

that the District Council be recommended to refuse the application on the grounds that the development proposed has no architectural merit and does not complement the existing dwelling in any way. The dwelling itself is situated in a prominent position adjoining the A141 and the development proposed would present an incongruous and visually unacceptable aspect.

- (b) **18/00529/HHFUL 17 Popes Lane – Proposed extension/alterations to accommodate annexe**

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) **18/00531/REM Land south of Farriers Way and Bencroft Lane – Residential development of up to 74 dwellings including access**

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

- (i) that the application is contrary to the provisions of Policy LP13 of the Huntingdonshire Local Plan to 2036: Proposed Submission which states that a proposal will be supported where it can be demonstrated that it -

‘b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape’ and

‘1. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, useable, safe and enjoyable’.

The design proposed is for a self-contained adjunct to Farriers Way bordered on all sides by open space and landscaping which makes no attempt to integrate with the development at Farriers Way and The Smithy or potential development at Fenton Field Farm to the east.

The open space proposed is not 'inclusive and usable' as the planting proposed will result in spaces which cannot be used for play and open space where children and adults can play and exercise.

- (ii) Allocation WB4 in the Huntingdonshire Local Plan to 2036: Proposed Submission requires 'e. provision of open space in the north west corner of the site to complement the existing area'. Paragraph 13.103 states 'Additional open space should be provided within the site, potentially adjacent to the open space adjoining the northwest corner of the site.'

No attempt has been made in the application submitted to provide useable open space in the northwest corner of the site to integrate with the adjoining Jubilee Park. Instead there is a narrow strip of open space which will not be integrated with Jubilee Park and which it is proposed will comprise wild flower meadow that will be cut twice per annum.

It is widely recognised that there is a problem in this country with obesity and lack of open space for people, especially children, to exercise and play. Jubilee Park comprises 1.2 acres of open space and equipped play provision in the centre of the village. The development proposed offers an unrepeatable opportunity to enlarge the park by including part of the open space requirement for this development. There has been no attempt whatsoever by the developers to do so and every suggestion by the Parish Council to that extent has been dismissed. A thin strip of wild flower meadow with no physical separation from the adjoining carriageway and cut twice per year is totally unusable for use by the public.

- (iii) A constraint listed in the Design and Access Statement is shown as 'existing dwellings near the site to be respected'. The developers have therefore made provision for open space adjoining the last property in Farriers Way (No. 18) as opposed to continuing the building line into the estate and successfully integrating the development into the existing built form. The potential disruption of an open gable end adjacent to open space is greater than an adjoining dwelling.
- (iv) The affordable homes required as part of the development are not integrated into the estate design and are instead located at the periphery of the development.

- (v) The location of the sewage pumping station at the extreme north-west corner of the development is unacceptable. The exclusion zone around the pumping station shown on the plans submitted includes land in the Parish Council's ownership comprising Jubilee Park on which a community orchard has been planted and adjacent to play equipment. Any subsequent spillage or overflow from the pumping station would adversely affect those uses.
- (vi) The proposed footpath link to Jubilee Park is unacceptable. Its location runs through the community orchard planted in the Park and the site of play equipment. There has been no offer by the developers to contribute to the extension of the footpath through Jubilee Park to join the existing path running east-west or to discuss how this might be managed.
- (vii) The proposed footpath link to the Sports Ground to the west is unacceptable. The land is in private ownership and has suffered from vandalism and anti-social behaviour. Efforts have been made by the trustees to limit open access to the land when not in use for the playing of sport. The creation of the proposed footpath link would create another access to the land which it would be difficult to control. It could also place an obligation on the trustees to extend the footpath within the site which they would be unable to fund. If access to both the Sports Ground and Jubilee Park was denied by the respective owners of the land this would be likely to result in fences and hedges being broken down by the public if the developers built the footpath links proposed.
- (viii) Policy LP16 of the Huntingdonshire Local Plan 2036: Proposed Submission states that a proposal will only be supported if the drainage system is acceptable to the Environment Agency, highway authority or Middle Level Commissioners as appropriate. In this case the surface water will discharge to an open ditch running between the properties in Farriers Way, The Smithy and Madecroft which is in riparian ownership. The ditch is heavily overgrown and while the proposal includes a sustainable drainage system on site, it is inequitable to place additional responsibility upon the riparian owners downstream to become liable for ensuring that the system can accommodate run-off from the development proposed.
- (ix) The open ditch to the east cannot be maintained once building is completed because of the close proximity of plots to the site boundary, neither can the 100-year old hedge be maintained.
- (x) The new proposed access link road to land at Fenton Field Farm now stops short of the boundary by 6 metres contrary to condition 31 of the outline permission which requires access to the development of that land to prevent the use of Bencroft Lane.

- (xi) The suggested location of the proposed access link road has been moved south by 5/6 metres compared to the outline permission which would require the removal of a healthy ash tree.
- (xii) The pond to the south east has been inaccurately plotted. Plot 70 is within 1.5 metres of the pond which would adversely affect the pond's biodiversity.
- (xiii) The landscaping plans fail to include 2 important ash trees on adjoining land at Fenton Field Farm out of a group of 4. Plot 70 would encroach on the root zones of both trees and should be relocated further to the west.

(The Committee was addressed by one member of the public and noted the receipt of two objections who opposed the application.)

92/17 DETERMINATIONS

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

Approved

- (a) 18/00195/FUL Land between 18 and 23 Farriers Way – Proposed vehicular and pedestrian access from Farriers Way.

93/17 GREAT PASTURES DEVELOPMENT OFF STATION ROAD

The Chairman agreed to the following matter being discussed as a matter of urgency in view of recent complaints that had been brought to the attention of a Member.)

Councillor England reported that that it had been brought to his attention that occupiers of the David Wilson Homes development at Great Pastures off Station Road were being informed that they were not permitted to park works vans on the estate as a result of which the vehicles were being parked on Station Road which had led to further complaints from residents of that street. It was suggested that the restriction was in response to a planning condition imposed by the District Council and that no action would be taken by the County Council as highways authority unless the Parish Council objected.

However the Clerk was of the opinion that this was unlikely to have been a planning condition and that any action to prevent parking on the highway would only result in a restriction that would affect all vehicles. Not only would this adversely affect Station Road residents but it would simply result in the offending vehicles being parked further away causing complaints elsewhere. Moreover the County Council would not make an order to restrict parking on the highway unless this was funded by the Parish Council.

It was therefore decided that no action be taken to involve the Parish Council.

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

Chairman.