

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 13th August 2018 at the Parish Centre, Warboys.

PRESENT

G C M Willis, Chairman

Councillors Mrs J M Cole, B L Correll, R J Dykstra, D W England, Ms L A Gifford, J A Parker, P S Potts, Mrs J E Tavener, Mrs S J Wilcox, Dr S C Withams and Mrs A R Wyatt,

APOLOGIES

Apologies for absence were received from Councillor Mrs M H Harlock, County Councillor T V Rogers and District Councillor G J Bull.

28/18 MINUTES

Upon being moved by Councillor Potts and seconded by Councillor Parker, the Minutes of the meeting of the Committee held on 9th July 2018 were signed as a correct record by the Chairman.

29/18 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in Minute No. 32/18(b) (Applications) as he was an acquaintance of the applicant for planning permission.

30/18 MATTERS ARISING

The Committee noted that there were no matters arising from the Minutes of its meeting held on 9th July 2018.

31/18 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

The Committee was informed that District Council's Development Management Committee was being recommended to approve application 18/00531/REM at their meeting to be held on 20th August. The application had been recommended for refusal by the Parish Council for a number of reasons, primarily associated with the layout of the site and the public open space.

As a special meeting of the Parish Council's Planning Committee was also to be held on that evening, it had been decided by the Council that Councillor Mrs Tavener would represent the views of the Parish Council at the Development Management Committee meeting.

32/18 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) **18/01344/HHFUL Land south of 90 Fenton Road – Proposed single storey bungalow**

that the District Council be recommended to refuse the application on the grounds that the proposal would represent an overdevelopment of the site and the development would be out of character in the street scene.

(The Committee was addressed by three members of the public who objected to the application and noted the receipt of five letters of objection to the application.)

- (b) **18/01436/HHFUL 22 Woodlands – Proposed single storey extension with internal alterations**

that the District Council be recommended to approve the application on the grounds that it complies with the Development Plan.

(Having declared a non-statutory disclosable interest in the above application, Councillor England left the room for the duration of the discussion and voting thereon.)

33/18 DETERMINATIONS

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

Approved

- (a) 16/02259/FUL Foxhole Barn, Heath Road – Retrospective application for conversion of No. 2 self-catering holiday accommodation units to a dwelling with ancillary annexe accommodation
- (b) 18/01032/HHFUL 2 Newtons Farm, High Fen Straight Drove – Demolish conservatory, rebuild as utility room with pitched roof over kitchen and extension.

34/18 UNAUTHORISED DEVELOPMENT – FENSIDE CARAVAN PARK

The Chairman agreed to the following item being raised as an extra item as unauthorised development was taking place.

The Clerk reported that he had advised the District Council some months previously that caravans were being located at the caravan site on Puddock Hill in contravention of the planning permission that had been granted for its use for touring caravans. The site owner had applied for amendments to the planning permission to permit the site to be used for the accommodation of workers on the A14 improvement but the applications had yet to be determined by the District Council. However it appeared that the owner had proceeded to use the site for this purpose regardless of the absence of planning permission.

The District Council's Planning Enforcement Team Leader had responded by advising that while not condoning unauthorised development, it would be appropriate to await the determination of the applications and only take enforcement action if they were refused. As insufficient accommodation was being provided for A14 workers, the District Council was tolerating unauthorised sites in a number of locations where on balance the need had been considered to outweigh the harm.

Concern was expressed by the Committee at the stance being adopted by the District Council which Councillor Mrs Tavener undertook to raise with Planning Officers in her capacity as a district councillor. The Clerk also reminded Members that a meeting was to be arranged shortly with the District Council's Head of Development concerning 66 High Street when this matter could also be raised.

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

Chairman.