

# WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 20th August 2018 at the Parish Centre, Warboys.

## **PRESENT**

G C M Willis, Chairman

Councillors Mrs J M Cole, B L Correll, R J Dykstra, Ms L A Gifford, Mrs M H Harlock, J A Parker, P S Potts, Mrs S J Wilcox, Dr S C Withams and Mrs A R Wyatt.

## **APOLOGIES**

Apologies for absence were received from Councillors D W England and Mrs J E Tavener and County Councillor T V Rogers.

## **35/18 MINUTES**

Upon being moved by Councillor Potts and seconded by Councillor Parker, the Minutes of the meeting of the Committee held on 13th August 2018 were signed as a correct record by the Chairman.

## **36/18 MEMBERS' INTERESTS**

Councillors Mrs Harlock and Potts declared disclosable pecuniary interests in Minute No. 37/18(a) and (b) (Applications) respectively as they lived in close proximity to the sites of the applications.

## **37/18 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) **18/01638/OUT Land at and including 39 Ramsey Road and south and west of Ramsey Road - Outline planning application or the erection of up to 210 dwellings, 0.5 ha. of B1 employment land, 0.1 ha. of land for A1 local shop, with public open space, landscaping and sustainable drainage systems (SUDS) and two vehicular access points from Ramsey Road, following the demolition of one residential property. All matters reserved except for means of access.**

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

- (i) The site is not allocated for development in the Huntingdonshire Local Plan to 2036.
- (ii) The application is a prelude, if successful, to a further application for the development of adjoining land amounting to 500 dwellings in total;
- (iii) Warboys is designated as a Key Service Centre in the Huntingdonshire Local Plan. In defining Key Service Centres, paragraph 4.97 of the Local Plan states that ‘each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain’. The key words are ‘some’ and ‘sustainably’.

There are already allocations in the approved Local Plan for 270 dwellings in Warboys. Of those, reserved matters applications have been submitted for 154 dwellings. Approvals have been granted by the District Council in the course of the Local Plan’s preparation for a further 157 dwellings that have either been completed or are in the course of construction. That totals 427 dwellings. The 2011 census showed the number of households in the Parish as 1,631 and the population as 3,994 people. Therefore the Local Plan provides for a 26% increase in the number of dwellings in Warboys. Using the census average household size of 2.45 people per dwelling, this will amount to an additional 1,046 people.

Any increase above that level is an inappropriate use of the term ‘some development’ and is certainly not sustainable.

If the application now submitted were to be approved, the increase in the number of dwellings would represent a 39% increase in the size of the village and an additional 1,560 people compared to the census position. Moreover if approved, it is probable that this would be followed by an application for phase II and a further 290 dwellings. This would represent an increase of 57% in the number of dwellings or 2,271 people compared to the census position.

Development of this magnitude would overload the village infrastructure which is already struggling to accommodate the development currently taking place.

Furthermore the scale at which development has come forward in Warboys as a result of the Local Plan allocations belies the argument by the applicants that there is an insufficiency of supply.

- (iv) The proposed allocation of 0.5 hectares for B1 employment is insufficient to provide employment opportunities for the occupants of the proposed development and there is no certainty that in such a relatively isolated location, it would attract B1 business uses.

- (v) There are insufficient employment opportunities locally to provide jobs for the development proposed. This would result in out migration in search of jobs, leading to additional traffic congestion and pollution which is not environmentally sustainable.
- (vi) Notwithstanding the allocation of 0.1 of a hectare of land for a local shop, there is no certainty that such an outlet could be sold or let. A shop with A1 planning permission has been vacant in a prime location in the village for over 12 months without attracting a tenant and is now the subject of an application for demolition for housing.
- (vii) The application contends that the occupants of the proposed development will use public transport, walk or cycle. Notwithstanding the growth in Warboys and elsewhere, bus services are under threat of being withdrawn because of lack of usage. It suggests that public transport is not seen as an alternative to the car and the development proposed would therefore add to traffic congestion locally.
- (viii) The western access from the B1040 to the site would be a traffic hazard with vehicles turning off and onto a busy highway with an unrestricted speed limit;
- (ix) The eastern access from Ramsey Road to the site would adversely affect the quality of life of the residents in the neighbouring dwellings, causing unacceptable light and noise pollution.
- (x) The Moat House surgery would be unable to accommodate the additional number of patients that would arise from the development. The waiting time to see a doctor of choice is two weeks which would only be exacerbated if permission were to be granted for this application.
- (xi) The site has relatively poor access to village facilities. Notwithstanding the proposed construction of a local shop, occupants of the dwellings proposed would require access to the school, chemists, surgery etc. which are located over 1 kilometre distant from the majority of the site.
- (xii) The aspect southwards from the B1040 towards the Grade 1 listed St Mary Magdalene church is striking with open views of the gently rolling and mature countryside which would be destroyed if the development proposed took place. The Parish Council concurs with the District Council's assessment of this site – 'The south eastern part of this site adjacent to the village edge has a significant amount of mature vegetation which contributes to the landscape character. The western part of the site is less distinctive but there are attractive views out over the wider countryside. Development of this area would adversely affect the character of the rural

landscape to the west of Warboys. It would significantly intrude into views from the B1040 from Ramsey and locations to the west. Development would also harm views of the church from the Ramsey Road and adversely affect the character of the conservation area.'

- (xiii) The Old Hurst treatment works has no consented headroom and there is no capacity for treating waste water flows from the development.

(Before discussing and determining the application, the Committee was addressed by a number of members of the public who objected to the application.)

(Having declared a disclosable pecuniary interest, Councillor Mrs Harlock was granted permission to address the Committee with regard to the application but then left the meeting before the discussion and voting took place.)

(Councillors Mrs Wilcox and Dr Withams arrived at the meeting while the Committee was being addressed by members of the public and before the discussion and voting took place.)

- (b) **18/01521/HHFUL Flat 1 Farmer's Boy, Puddock Road - Proposed erection of detached double garage and demolition of existing timber outbuilding**

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

(Having declared a disclosable pecuniary interest in the above application, Councillor Potts left the room for the duration of the discussion and voting thereon.)

- (c) **18/01526/FUL 23-25 Mill Green – Demolition of existing shop unit and construction of 3 terraced town houses**

that the District Council be recommended to approve the application on the grounds that it complies with the Development Plan. Although advertised to let as a shop for some time, a suitable tenant has not been found. The development proposed would therefore improve the appearance of a prominent site at one of the primary entrances to the village.

### **38/18 MATTERS ARISING**

The Committee noted that there were no matters arising from the Minutes of its meeting held on 13th August 2018.

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

**Chairman.**