

# WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 8th October 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, S J Green, Mrs M H Harlock, J A Parker, Mrs S J Wilcox, Dr S C Withams and Mrs A R Wyatt,

## **APOLOGIES**

Apologies for absence were received from Councillors P S Potts and Mrs J E Tavener and County Councillor T V Rogers.

## **45/18 MINUTES**

Upon being moved by Councillor Dykstra and seconded by Councillor Dr Withams, the Minutes of the meeting of the Committee held on 10th September 2018 were signed as a correct record by the Chairman.

## **46/18 MEMBERS' INTERESTS**

No declarations of interest were received in respect of items appearing on the agenda.

## **47/18 MATTERS ARISING**

The Committee noted that the following matter arising from the Minutes of its meeting held on 10th September 2018:-

### **Application 18/01754/FUL – Proposed Retirement Village, Church Road**

Further to Minute No. 43/18(b), the Clerk reported that subsequent to the last meeting the agent acting for the applicant for planning permission for 65 park homes in Church Road had requested an opportunity to make a presentation to the Committee and had invited the Committee to visit a similar venture at Wyton on the Hill.

After consultation with the Chairman, it had been agreed that this would be inappropriate as the Committee had already determined to recommend refusal of the application. The agent had been notified accordingly.

## **48/18 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 15th October that affected the Parish of Warboys

#### **49/18 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) **18/01639/HHFUL 3 Humberdale Way – Proposed single storey extension to the side/rear**

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

- (b) **18/01980/HHFUL 13 Mill Green – Rear/side extension and construction of double garage**

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

- (c) **18/02039/PIP Agricultural Buildings, Holborn Farm, Broughton Lane, Old Hurst – Residential development (maximum of 5 dwellings)**

that in view of the paucity of information contained in the application and plans submitted, the District Council be informed that the Committee are unable to form an opinion on the application.

#### **50/18 REVISED APPLICATION**

The Committee considered revised plans submitted in respect of application 18/00776/REM for phase II of the Great Pastures development off Station Road.

#### **RESOLVED**

that the District Council be advised that the Committee has no objection to the revised plans submitted.

#### **51/18 66 HIGH STREET**

Further to Minute No. 91/18(c) of the Council minutes, the Clerk submitted a report (copies of which had been circulated) following a meeting which the Chairman and he

had attended with representatives of the District Council regarding the condition and appearance of No 66 High Street.

The report summarised the limited options available to the District Council to seek the renovation of the property which was a grade 2 listed building and had been unoccupied and falling into disrepair for over 20 years. Members were informed that the District Council had written to the owner asking him to supply information on whether the property was for sale and if not, the owner's intentions for the site. The owner had been advised to carry out certain works of an urgent nature as in the District Council's view the property had become detrimental to the amenity of the area.

In the event of the owner not undertaking the works specified, he had been advised that the District Council proposed to serve a notice under Section 215 of the Town and Country Planning Act 1990 requiring compliance.

### **52/18 FENSIDE CARAVAN PARK**

Further to Minute No. 34/18, a report (copies of which had been circulated) was submitted by the Clerk on the present position with regard to the occupation of the Fenside Caravan Park. This also had been discussed at the meeting attended by the Chairman and Clerk with District Council representatives referred to in Minute No. 51/18 above.

The site was being occupied by up to 30 caravans of A14 workers in advance of the determination of planning applications for that purpose. As the site had the benefit of planning permission for touring caravans only, the site was being used in breach of that condition. While not condoning unauthorised development, the District Council's view was that 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.

Having heard the District Council's explanation, the Chairman advised the Committee that he appreciated the reasons for their decision.

### **53/18 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN TO 2036**

Further to Minute No. 20/18, Members were informed that the joint Minerals & Waste Planning Team of Cambridgeshire and Peterborough Councils had invited comments on sites submitted for inclusion in preparation of the Joint Minerals and Waste Plan to 2036. The Clerk pointed out the process involved a call for site for mineral extraction and waste processing with a closing date of 31st October. As sites could be submitted at any time up to the deadline, the Clerk suggested that this made it extremely difficult for comments to be made by those affected by proposals.

As at the date of the meeting, the Clerk reported that only one site had been submitted for Warboys. This was for an incineration plant for the burning of up to 18,000 tons of tyres

each year at the Airfield Industrial Estate. An application for planning permission for this purpose had been approved by the County Council in 2014 but had lapsed as works had not commenced within 3 years. As this would provide for a second proposed incinerator in Warboys, Members affirmed their previous recommendation that the site was unsuitable for this purpose.

**RESOLVED**

- (a) that an objection be submitted to the proposed allocation of land at the Airfield Industrial Estate for an incinerator for the burning of tyres; and
- (b) that after consultation with the Chairman and the Vice Chairman, the Clerk be authorised to comment on any further submissions for sites for minerals extraction or waste processing and disposal in Warboys at the current consultation stage of the Minerals and Waste Plan preparation.

**54/18 DRAFT CAMBRIDGESHIRE STATEMENT OF COMMUNITY INVOLVEMENT**

The Committee considered an invitation from the County Council to comment on a review of their Statement of Community Involvement which covered a range of consultation processes including minerals and waste planning.

**RESOLVED**

that no comments be submitted.

**55/18 DISTRICT COUNCIL PLANNING FORUMS**

The Clerk reported the receipt of an invitation from the District Council for parish councils to be represented at two training sessions on planning to be held at Huntingdon on 27th November 2018 and 26th March 2019.

**RESOLVED**

that the Parish Council be represented at the sessions by the Chairman and Vice Chairman with Councillor Green as reserve in the event of either of them being unable to attend.

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

**Chairman.**