

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 29th October 2018 at the Parish Centre, Warboys.

PRESENT

G C M Willis, Chairman

Councillors B L Correll, R J Dykstra, D W England, Ms L A Gifford, Mrs M H Harlock, J A Parker, Mrs S J Wilcox and Dr S C Withams.

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole, S J Green, P S Potts, Mrs J E Tavener and Mrs A R Wyatt.

56/18 MINUTES

Upon being moved by Councillor Dykstra and seconded by Councillor Dr Withams, the Minutes of the meeting of the Committee held on 8th October 2018 were signed as a correct record by the Chairman.

57/18 MEMBERS' INTERESTS

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

58/18 MATTERS ARISING

The Committee noted that the following matters arising from the Minutes of its meeting held on 8th October 2018:-

(a) 66 High Street

Further to Minute No. 51/18, the Clerk reported that he had been updated by the District Council's Planning Enforcement Team Leader with regard to the response from the owner of 66 High Street to the works requested to the property by that Council. The owner had been unwilling to carry out some of the work and had not advised whether the property was for sale. Discussions were ongoing with the owner but no work had commenced on site to date.

In the event of no progress being made within the next month, the Clerk indicated that he would contact the District Council again.

(b) Cambridgeshire and Peterborough Minerals and Waste Local Plan to 2036

Further to Minute No. 53/18, the Chairman expressed his appreciation to the Clerk for the response submitted to the County Council with regard to the

submission of a proposal for a waste tyre incinerator at the Airfield Industrial Estate for inclusion in the revision of the Minerals and Waste Local Plan.

59/18 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) **18/02014/HHFUL 141 Station Road – Proposed single/two storey extension to residential dwelling**

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

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

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

- (i) that the development is contrary to policy LP7 contained in the Huntingdonshire Local Plan to 2036 as the proposed site is unrelated to either a key service centre or a small settlement and as such, the development would be unsustainable in terms of the lack of services and existing infrastructure with no opportunity for the occupants of the proposed development to travel by sustainable modes of transport;
- (ii) that the development is contrary to the policy LP21 contained in the Huntingdonshire Local Plan to 2036 as the proposed development would be unrelated to any homes for rural workers.
- (iii) that the site proposed is approximately 2 kilometres from the village of Warboys where services are available in terms of school, doctors, chemists, shops, etc. This would make it extremely unlikely that occupants of the proposed dwellings would walk or cycle to use such facilities resulting in a reliance of vehicular transport as the only realistic way of accessing essential services. Although the village of Old Hurst is closer there are few facilities in that settlement;
- (iv) that 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 development may be ‘appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact

development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within built-up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.’

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 also 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.

Further applications have been submitted for development outside the built up limits of the village that have yet to be determined for 210 dwellings in Ramsey Road and 67 chalet homes in Church Road.

The infrastructure of Warboys is unable to accommodate growth on this scale, without a further 5 dwellings which is the subject of the current application;

- (v) that the approval of the application would create a precedent for development in many other such rural locations in Warboys unrelated to the settlement itself which would lead to sporadic and isolated development in the countryside contrary to the many years of past policy which has restricted development to existing sustainable communities.

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

Chairman.