

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 12th November 2018 at the Parish Centre, Warboys.

PRESENT

D W England, Vice Chairman in the Chair

Councillors R J Dykstra, Ms L A Gifford, S J Green, Mrs M H Harlock, J A Parker, Mrs J E Tavener, Mrs S J Wilcox, Dr S C Withams and Mrs A R Wyatt.

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole, P S Potts and G C M Willis, County Councillor T V Rogers and District Councillor G J Bull.

60/18 MINUTES

Upon being moved by Councillor Mrs Wilcox and seconded by Councillor Parker, the Minutes of the meeting of the Committee held on 29th October 2018 were signed as a correct record by the Chairman.

61/18 MEMBERS' INTERESTS

Councillor Mrs Harlock declared a disclosable pecuniary interest in respect of Minute No. 65/18 (Revised Plans) as she lived in close proximity to the site of the application.

Councillor England declared a similar interest in Minute No 64/18(b) (Plans) as he was a trustee and Chairman of the Sports Field Committee which was affected by the application.

62/18 MATTERS ARISING

The Committee noted the following matter arising from the Minutes of its meeting held on 29th October 2018:-

66 High Street

Further to Minute No. 58/18(a), the Clerk reported that in the event of no action by the owner of 66 High Street to carry out works to the building by the end of the month, he would ask the District Council to serve an improvements notice under section 215 of the Town and Country Planning Act.

63/18 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 19th November that affected the Parish of Warboys.

64/18 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) **18/02230/OUT Land Opposite 18 Bencroft Lane – Erection of two dwellings**

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

- (i) that the proposed vehicular access to the site from Bencroft Lane is substandard by reason of inadequate pedestrian footway provision and lack of appropriate geometry at the junction with Fenton Road. The additional traffic generated by the proposed development would intensify the use of the access road and junction and would thereby have an adverse impact on the free-flow and safety of existing road users; and
- (ii) that the proposed development would exacerbate surface water flooding in the vicinity of Bencroft Lane, especially in the New Road cul-de-sac, which has become a regular occurrence at times of heavy rainfall since the development of additional dwellings in Bencroft Lane.

Having declared an interest in the following matter, Councillor England left the room for the duration of the discussion and voting thereon.

It was therefore

RESOLVED

that Councillor Dr Withams be elected Chairman of the meeting pro tem.

Councillor Dr Withams in the Chair.

- (b) **18/02266/S73 Land south of Farriers Way and Bencroft lane – Variation to condition 25 to 14/01887/OUT to remove point 1 of the condition as the suggested link is undeliverable (Footpath link to Jubilee Park)**

that the District Council be recommended to approve the application on the grounds that the applicants have refused to link the open space with Jubilee Park owned by the Parish Council because of ground levels. The link therefore cannot be justified.

The Parish Council were addressed by the Vice Chairman of the Sports Field Committee who indicated that the Committee wished to have point 2 of condition 25 deleted (footpath link to the Sports Field) arising from which the Committee agreed to support the deletion of that point also.

Councillor England, Vice Chairman, in the Chair

- (c) **18/02387/HHFUL 30 Fenton Road – Proposed single storey and first floor extension to residential dwelling**

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

65/18 REVISED PLANS

The Committee was advised that additional documentation had been supplied by the applicants in respect of application 18/01638/OUT for 210 dwellings and other infrastructure on land at and including 39 Ramsey Road and south and west of Ramsey Road. Having been invited to comment on the additional information, the Committee

RESOLVED

that the District Council be advised that the Committee reiterates its previous recommendation for refusal of the application..

66/18 DETERMINATIONS

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

Approved

18/01639/HHFUL 3 Humberdale Way – Proposed single storey extension to side/rear.

Refused

18/01754/FUL Land north east of Airfield Industrial Estate – Change of use of land to a mobile home park as a retirement village with a maximum, of 65 park homes and associated infrastructure works.

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

Chairman.