

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 11th March 2019 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors R J Dykstra, D W England, Ms L A Gifford, S J Green, Mrs M H Harlock, J A Parker, P S Potts, Mrs J E Tavener, Dr S C Withams and Mrs A R Wyatt

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole and Mrs S J Wilcox and County Councillor T V Rogers.

87/18 MINUTES

Upon being moved by Councillor Dr Withams and seconded by Councillor Green, the Minutes of the meeting of the Committee held on 11th February 2019 were signed as a correct record by the Chairman.

88/18 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in respect of Minute No. 91/18(b) (Applications) as he was involved contractually with the applicant.

Councillor Mrs Harlock declared a similar interest in respect of Minute No. 91/18(d) (Applications) as a member of her family farmed land near the site of the application.

Councillor Mrs Wyatt declared a similar interest respect of Minute No. 91/18(g) (Applications) as she lived adjacent to the site of the application.

89/18 MATTERS ARISING

The Committee noted there were no matters arising from the Minutes of its meeting held on 11th February 2019.

90/18 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

The Committee was informed that there were no matters appearing on the agenda of the meeting of the District Council's Development Management Committee to be held on 18th March that affected the Parish.

91/18 APPLICATIONS

The Committee considered the following applications for planning permission, arising from which it was

RESOLVED

that the following observations be submitted to the County and District Councils as appropriate:-

- (a) **19/00169/FUL ATM, 2-4 Mill Green – Retention of automated teller machine and associated signage**

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

- (b) **19/00212/HHFUL Cherry Lodge, Puddock Road – Separate double garage, store and storage area at first floor**

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

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

(The Committee was addressed by the applicants in support of the application.)

- (c) **19/0297/FUL 13 Old Mill Avenue – New 2 storey 2 bedroom detached dwelling**

that having regard to the fact that the plans accompanying the application show a 3 bedroom dwelling, consideration of the application be deferred and the District Council asked to provide clarification.

- (d) **19/00339/PIP Land South West of Woodview, Puddock Road, Warboys – Erection of 1 Dwelling**

(Having declared an interest in the above matter, Councillor Mrs Harlock left the room for the duration of the discussion and voting thereon.)

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

- (i) that the development is contrary to policy LP11 contained in the Huntingdonshire Local Plan to 2036 as the proposed site is in the open countryside unrelated to the key service centre of Warboys. There is no supporting justification for the development and as such, it 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 is not intended to provide a home for a rural worker.
- (iii) that the site proposed is approximately 1.5 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.
- (iv) that the approval of the application would create a precedent for development in other 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.
- (v) that the location proposed is entirely unsuitable for housing development as it is situated in close proximity to an industrial area comprising a landfill site, materials recycling facility, proposed combined heat and power plant and proposed waste water treatment plant which is generating complaints of noise, odour and traffic nuisance. The quality of life of the occupants of the proposed development would be adversely affected by the presence of the neighbouring industrial processes.

(The Committee was addressed by the applicant's agent in support of the application.)

(e) 19/00356/PIP Land South East of 26 New Road, Warboys – Erection of up to 9 Dwellings

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

- (i) that the site is not allocated for development in the Huntingdonshire Local Plan to 2036. The Parish Council does not accept the argument that the 'tilted balance' should apply. The Local Plan has been subject to an Examination in Public in the summer of 2018 and the Inspector has accepted that housing numbers do not need to be increased above those contained in the Plan. The Parish Council therefore does not accept the contention by the applicant's agents that existing policies are out of date. If an exception to the sites allocated in the Plan were to be made by granting planning permission in this case, it would create a precedent for similar applications to be made for other sites that are not allocated that it would be more difficult to refuse.
- (ii) 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.

The infrastructure of Warboys is unable to accommodate growth on this scale, even without a further 9 dwellings which is the subject of the current application;

- (iii) that access to the proposed development would need to be obtained from the busy A141 at a location where speed is not restricted and would thus constitute a danger to highway safety.
- (f) **19/00397/PIP Land South of Fenton Fields Farm, Bencroft Lane, Warboys – Residential Development up to 6 Dwellings**

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

- (i) that the site is not allocated for development in the Huntingdonshire Local Plan to 2036. The Parish Council does not accept the argument that the ‘tilted balance’ should apply. The Local Plan has been subject to an Examination in Public in the summer of 2018 and the Inspector has accepted that housing numbers do not need to be increased above those contained in the Plan. The Parish Council therefore do not accept the contention by the applicant’s agents that existing policies are out of date. If an exception to the sites allocated in the Plan were to be made by granting planning permission in this case, it would create a precedent for similar applications to be made for other sites that are not allocated that it would be more difficult to refuse.
- (ii) 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.’

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The infrastructure of Warboys is unable to accommodate growth on this scale, even without a further 6 dwellings which is the subject of the current application;

(The Committee was addressed by the applicant’s agent in support of the application.)

- (g) **19/00495/LBC 9 High Street – Windows replacement and installation of secondary glazing**

(Having declared an interest in the above matter, Councillor Mrs Wyatt left the room for the duration of the discussion and voting thereon.)

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

- (h) **H/5002/18/CC Warboys Library, High Street – Replacement of two timber framed, full height, single glazed windows to the front elevation of Warboys Library building with double glazed powder coated aluminium units**

that the County Council be recommended to approve the application.

92/18 DETERMINATIONS

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

Approved

- (a) 18/02610/HHFUL 94 High Street – Proposed first floor extension above existing single storey garage to the west side of the existing property
- (b) 18/02733/HHFUL 36 Station Road – Erection of detached garage.

93/18 COUNTY COUNCIL LOCAL VALIDATION LIST

Having considered an invitation to comment on a biennial review by the County Council of the Local Validation List of documentation required to accompany applications for planning permission, it was

RESOLVED

that the County Council be requested to include a requirement for applications to be accompanied by an Environmental Impact Assessment.

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

Chairman.