

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 13th January 2020 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 Tavener, Mrs S J Wilcox and Dr S C Withams.

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole, Mrs C Evans and Mrs A R Wyatt, County Councillor T V Rogers and District Councillor G J Bull.

59/19 MINUTES

Upon being moved by Councillor Parker and seconded by Councillor Dr Withams, the Minutes of the meeting of the Committee held on 9th December 2019 were signed as a correct record by the Chairman.

60/19 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in Minute No. 63/19(a) entitled Applications.

61/19 MATTERS ARISING

The Committee noted that there were no matters arising from the Minutes of its meeting held on 9th December 2019.

62/19 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 20th January that affected the Parish.

63/19 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 and County Councils as appropriate:-

- (a) **19/02001/HHFUL 7 Church Road – Proposed demolition of workshop and replacement with annexe**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

(Having declared a non-statutory disclosable interest, Councillor England left the meeting for the duration of the consideration of the above application and took no part in the discussion and voting thereon.)

- (b) **19/02245/HHFUL 17 Ramsey Road – Works to garage, bake house and store**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (c) **19/02246/LBC 17 Ramsey Road – Works to garage, bake house and store**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (d) **19/02455/HHFUL 8 Coronation Avenue – Demolition of rear single storey utility room and erection of a single and two storey rear extension and side extension to form new single storey garage. Existing dwelling to be clad/rendered, new porch added, internal alterations and general refurbishments.**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (e) **19/02495/FUL Land at 55 High Street – Demolition of smaller outbuilding and erection of larger replacement and conversion of part of larger outbuilding to dwelling**

that the District Council be recommended to refuse the application on the grounds that the proposed development would constitute an overdevelopment of the site and the lack of provision for off-street parking by the occupants of the proposed dwelling would exacerbate existing traffic congestion in the High Street by resulting in additional parking in the carriageway.

- (f) **19/02589/FUL 15 Mill Green – Proposed demolition of a workshop and the construction of one 3 bedroom residential dwelling**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan. The District Council be advised also that the Parish Council are of the view that the proposed PVC-U windows would be out of character in the street scene and that white framed windows should be fitted.

- (g) **19/02591/HHFUL 2 Jubilee Avenue – Two storey side and rear extensions following demolition of existing garage to side; internal alterations.**

that the District Council be recommended to approve the application on the grounds that it does not conflict with the policies contained in the Development Plan.

- (h) **FMW/073/19 Warboys Landfill Site – Engineering operations to extend landfill void comprising reworking of fill material; placement of non-hazardous waste; measures to safeguard Warboys Claypit SSSI; and site restoration – Section 73 application to develop land without complying with condition 2 of planning permission H/5022/18/CW to allow a further 12 months until 31 December 2020 to complete restoration**

that the County Council be recommended to approve the application on the grounds that the additional time is required to complete the restoration of the site.

64/19 DETERMINATIONS

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

Approved

- | | | |
|-----|-----------------------------------|---|
| (a) | 19/01501/HHFUL | 91 High Street – Single storey rear extension |
| (b) | 19/02032/HHFUL
of parking area | 58 High Street – Dropped kerb across remainder |
| (c) | 19/02120/HHFUL | 2 New Road – Proposed extension and alterations |

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

Chairman.