WARBOYS PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on 14th April 2014 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs M P Bucknell, Mrs J M Cole, D W England, Mrs M R Harlock, J A Parker, J C Price, Mrs J Tavener and Mrs A R Wyatt.

ALSO IN ATTENDANCE

District Councillor P L E Bucknell.

APOLOGIES

Apologies for absence were received from Councillors T R Huggins, P S Potts and Mrs S Stafford and County Councillor M R Tew.

86/13 MINUTES

Upon being moved by Councillor Mrs Tavener and seconded by Councillor England, the Minutes of the meeting of the Committee held on 10th March 2014 were signed as a correct record by the Chairman.

87/13 MEMBERS’ INTERESTS

Councillor England declared a disclosable pecuniary interest in Minute Nos. 90/13(c) and (d) (Planning Applications) as he was the applicant for planning permission in both cases. He requested a dispensation to speak but not vote on the proposals in accordance with the Council’s scheme for public speaking on planning applications.

RESOLVED

that a dispensation be granted to Councillor England to speak but not vote on the matters referred to above.

88/13 MATTERS ARISING

The Committee considered the following matters arising from the Minutes of its meeting held on 10th March 2014:-

(a) Planning Application 14/00010/FUL Land west of 94 Ramsey Road – 19 affordable dwellings with new access roadways and on site parking
Arising from Minute No. 82/13(a), Councillor Mrs Bucknell reminded Members that the Council had expressed its support for the principle of affordable housing on land adjoining Wiggs Farm, Ramsey Road on numerous occasions and she pointed out that the Committee’s decision to recommend refusal of the planning application would result in the Parish Council’s loss of credibility in planning terms. District Councillor Bucknell advised that the Committee’s decision might result in the housing association not proceeding with the proposal which would mean the loss of affordable housing for the village.

(b) **Travelling Showpeople’s Quarters – Land North Of Allotments, Fenton Road**

Further to Minute No. 85/14, District Councillor Bucknell reported that a number of residents who had objected to the application for planning permission for travelling showpeople’s quarters on land north of the allotments in Fenton Road were intending to approach the Local Government Ombudsman to claim that maladministration had occurred when the District Council’s Development Management Panel had approved the application contrary to policy.

District Councillor Bucknell also complimented the Chairman for his presentation at the Panel meeting when he had spoken in support of the Parish Council’s recommendation for refusal of the application and Councillor Mrs Bucknell expressed her disappointment at the advice given to the Panel by the County Council’s Highways Officer.

**89/13 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL**

As the District Council’s Development Management Panel had been held on 7th April 2014 prior to the Committee’s meeting and had included the application for the change of use of land for travelling showpeople’s quarters on land north of the allotments in Fenton Road (application no. 12/01784/FUL), it was

**RESOLVED**

that the action of the Chairman in speaking in support of the Parish Council’s recommendation for refusal of the application be endorsed.

**90/13 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) 14/00212/FUL 15 Farriers Way – Single storey rear extension
(Councillor England declared a disclosable pecuniary interest in the following application as the location adjoined the home of his parents and he left the room while the discussion and voting took place thereon.)

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.

(b) 14/00285/FUL Manchetts Transport, Heath Road – Erection of additional warehouse

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) 14/00382/FUL Broadpool Farm, High Fen Straight Drove – Erection of agricultural building (B)

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) 14/00387/FUL Broadpool Farm, High Fen Straight Drove – Erection of agricultural building (A)

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) 14/00394/FUL 32 Ramsey Road – Porch extension and 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.

91/13 DETERMINATIONS

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

Approved

(a) 13/01954/FUL 46 High Street – Demolition of single storey part of dwelling and erection of a single and two storey extensions

(b) 13/01995/FUL Land between 2 and 2A Station Road – Erection of detached one and half storey dwelling on land between 2 and 2A Station Road.
The Clerk drew attention to an invitation from the District Council to comment on a draft SPD on Wind Energy Development in Huntingdonshire.

Members were reminded that a draft revision to the existing SPD on wind energy had been published for comment late in 2012 but had not been adopted by the District Council. The current revision was similar to the previous one in that it divided the District into various landscape characteristics and assessed the capacity of each area to accommodate single turbines and small, medium and large scale groups and also the effect of cumulative developments. The Parish of Warboys fell into the characteristics classed as the Fens, Fen Margin and Central Claylands where it suggested that there was a high capacity to accommodate single, small scale (2–5 turbines) and medium scale (5–12 turbines) groups and a moderate capacity to accommodate large scale (13–20 turbines) groups, although at the lower end of the latter scale e.g. 13-15 turbines. No objection had been raised by the Committee to the previous revision which had included this assessment.

The current revision also contained an attempt to define proposed thresholds of capacity for each landscape character area in terms of prominent and conspicuous zones.

**RESOLVED**

that no comments be raised on the proposed revision.

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

Chairman.