

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 14th September 2020 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

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

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole and Mrs J Tavener, County Councillor T V Rogers and District Councillor G J Bull.

13/20 MINUTES

Upon being moved by Councillor Dykstra and seconded by Councillor Potts, the Minutes of the meeting of the Committee held on 10th August 2020 were signed as a correct record by the Chairman.

14/20 MEMBERS' INTERESTS

No declarations of interest were made by Members in respect of items appearing on the agenda.

15/20 MATTERS ARISING

The Committee noted the following matter arising from the Minutes of its meeting held on 10th August 2020:-

Fenside Caravan Park, Puddock Hill

Further to Minute No. 09/20, the Chairman reported that he had observed increasing evidence that the caravan park on Puddock Hill was being used for permanent accommodation.

The Clerk also advised that the caravan park had been given as the address of a person on the latest monthly update of the register of electors. This had been drawn to the attention of the District Council's Senior Development Management Officer who had advised that the High Court had allowed the appellant's judicial review application to proceed to the next stage with a court hearing expected in October or November.

16/20 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

Further to Minute No. 04/20, the Committee was informed that the District Council's Development Management Committee would be considering application

19/02495/FUL for the conversion of outbuildings at the rear of 55 High Street to a dwelling at their next meeting to be held on 21st September. The Chairman had attended a meeting of the Development Management Committee held remotely in July to speak in support of the Parish Council's recommendation for refusal of the application. Consideration of the application had been deferred, pending the receipt of information from Cambridgeshire Fire and Rescue Service on access to the proposed dwelling in an emergency.

Following the receipt of that information, Planning Officers were again recommending approval of the application with an additional condition requiring the installation of a sprinkler system.

Under the circumstances, it was

RESOLVED

that the Parish Council be not represented at the Development Management Committee meeting.

17/20 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) **20/01300/HHFUL 34 Mahaddie Way – Wooden children's climbing frame with slide and swings to rear garden**

that the District Council be recommended to refuse the application on the grounds that the positioning of the climbing frame intrudes on the privacy of neighbouring properties because the height of the equipment enables users to overlook the adjoining rear gardens to the detriment of the occupiers of those properties.

- (b) **20/01391/S73 Land north of Highfield House, Church Road – Amendment to condition 4 of planning permission 10/01403/FUL to extend the hours of operation to 18:30 Mondays to Fridays**

that the District Council be recommended to refuse the application on the grounds that, although the agent's letter refers to the application being designed to 'meet the business needs of our client', no evidence of those needs has been supplied to justify an alteration to the times of operation defined in the planning permission for the site.

- (c) **20/01412/TREE 17A High Street – Lombardi Poplars - remove**

that the District Council be recommended to refuse the application on the grounds that no evidence has been supplied in the application to justify the felling of trees which are subject to a Tree Preservation Order or any proposal for the planting of replacements.

(d) 20/01619/HHFUL 3 Bottels Road – Erection of wooden gazebo (retrospective application)

that the District Council be recommended to approve the application on the grounds that the positioning of the gazebo is not considered to have any adverse impact on the occupiers of neighbouring properties.

18/20 AMENDED PLAN

The Clerk drew attention to the submission of amended plans in respect of application 20/00308/OUT for the erection of up to 26 dwellings on land west of Longlands Close with access following the demolition of 21 Ramsey Road. The plans provided for the reduction in the number of dwellings to 24 and made changes to the proposed design of the development.

The application had been recommended for refusal by the Parish Council and Members were of the opinion that the changes proposed did not overcome the reasons for recommending refusal. It was therefore

RESOLVED

that the District Council be informed that the Parish Council affirm their recommendation for refusal of the application on the grounds previously submitted.

19/20 DETERMINATIONS

The Committee noted that, in the past month, the following applications had been determined by the District Council:-

Approved

- (a) 20/00813/HHFUL 7 High Street – Demolition of existing garage, erection of detached hobbies outbuilding, conversion of existing attached outbuilding to form residential accommodation; erection of two storey and single storey rear extension

Refused

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

20/19 PLANNING FOR THE FUTURE WHITE PAPER

Members' attention was drawn to a Government White Paper proposing fundamental changes to the planning system with a closing date for comment of the end of October. A briefing note prepared by the District Council had been circulated with the agenda for the meeting.

The Clerk also reported that a further consultation paper containing proposed changes to the planning system had been issued by the Government with a closing date of 1st October. Members were informed that the most significant aspect of the proposed

changes was an extension of the current Permission in Principle arrangement to major developments which would enable landowners and developers to secure the principle of development without having to prepare and submit detailed plans for outline permission. Members were reminded that the system enabled the submission of an application for development accompanied only by a site plan which reduced the ability for consultees and neighbours to submit objections.

RESOLVED

- (a) that consideration of the White Paper be deferred to the next meeting;
and
- (b) that representations be made in respect of the consultation paper objecting to the proposed extension of the Permission in Principle system to major developments.

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

Chairman.