

# WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 12th July 2021 at the Parish Centre, Warboys.

## **PRESENT**

Councillor G C M Willis, Chairman

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

## **APOLOGIES**

Apologies for absence were received from Councillors Mrs J M Cole, Mrs C Evans and Mrs S J Wilcox, County Councillor S J Corney and District Councillors G J Bull and M W Haines.

## **16/21 MINUTES**

Upon being moved by Councillor Dr Withams and seconded by Councillor Potts, the Minutes of the meeting of the Committee held on 14th June 2021 were signed as a correct record by the Chairman.

## **17/21 MEMBERS' INTERESTS**

Councillor England declared non-statutory disclosable interests in Minute Nos. 20/21(a), (b), (c) and (d) as he was an acquaintance of the applicants for planning permission.

## **18/21 MATTERS ARISING**

The Committee considered the following matters arising from the Minutes of its meeting held on 14th June 2021:-

### **(a) Fenside Caravan Park**

Further to Minute No. 11/21(a), the Clerk reported that he had been advised by the District Council of the outcome of the Court of Appeal judgement in the case of Fenside Caravan Park.

The Planning Inspectorate had dismissed an appeal by the site owner against the non-determination of an application for a certificate of lawful use as a touring caravan site without conditions. The owner had applied for judicial review of the Planning Inspectorate's decision which had been dismissed by the High Court and permission to appeal refused. The owner had then appealed to the Court of Appeal against the decision of the High Court to refuse permission to appeal.

Members were informed that the Court of Appeal had dismissed the appeal and refused permission to appeal the decision of the High Court as there was no real prospect of success.

As the site had been operated in breach of its planning permission for use as a touring caravan site for a number of years, the District Council was now considering what steps should be taken in terms of enforcement.

**(b) Application 20/00671/OUT – 8 Dwellings south of New Road**

Further to Minute No. 11/21(b), the Clerk reported that he had received an explanation from the District Council that they were satisfied with the way in which the application for outline permission for 8 dwellings south of New Road had been determined. Evidence had been supplied showing that the highway authority had confirmed that there was sufficient space within the highway verge adjoining the A141 to accommodate a 2 metres wide footway from the development to the roundabout. With regard to drainage, the District Council had advised that it was not the policy of the drainage authority to comment on applications for development of fewer than 10 dwellings.

Under the circumstances, the Committee accepted that there was no further action that could be taken.

**19/21 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL**

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 July that affected the Parish.

**20/21 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:-

(Having declared non-statutory disclosable interests in applications (a), (b), (c) and (d), Councillor England left the room and took no part in the discussion and voting thereon.)

**(a) 21/01017/FUL Land south west of Hazeldene, Puddock Road – Proposed agricultural livestock building**

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) **21/01080/FUL Lower End Farm, Puddock Road – Proposed extension to existing B8 storage building (now Class E)**

that consideration be deferred, pending clarification from the District Council with regard to the reference in the application to an expansion of the business into the recycling of farm waste products and whether this was consistent with the application submitted.

- (c) **21/01123/FUL DRA Fabb, Wilsons Orchard, Fenside Road – Proposed livestock building – Phase 1**

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) **21/01430/HHFUL 29 Woodlands – Demolition of existing conservatory and erection of rear extension**

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) **21/01138/TREE 4 Garratt Drive – T1 Ash – sectional fell close to ground level and remove from site as tree causing subsidence to neighbouring property. T2 & T3 Prunus on rear boundary – reduce height by 1.5 m.**

that the District Council be recommended to approve the application as the works appear necessary and on condition that a suitable replacement tree is planted.

- (f) **21/01175/HHFUL 6 Popes Lane – Proposed front and rear single storey extension. Conversion of roof space into additional accommodation**

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.

## **21/21 DETERMINATIONS**

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

### **Approved**

- (a) 20/01412/TREE 17A High Street – Lombardi Poplars – remove
- (b) 21/00972/HHFUL 12 Bencroft Lane – Proposed single storey side extensions for residential use

- (c) 21/01182/HHFUL 2 Fenton Road – Proposed rear single storey extension

**Withdrawn**

- (d) 20/02575/HHFUL 35 Pathfinder Way – Demolition of an existing conservatory and construction of a new single storey extension.

**22/21 AMENDED APPLICATION**

Further to Minute No. 15/21, Members were reminded that the County Council had invited comments on an application to further extend condition 2 of planning permission H/5022/18/CW to allow until 31st October 2021 to complete the restoration of the landfill site at Puddock Hill. As an application to extend the period for completion (FMW/073/19) had yet to be determined by the County Council and had already been varied once to extend the timescale to 30th June, the Committee had requested information from the site owner that restoration could be completed by the end of the additional period requested. The Clerk reported that the owner had advised that he was confident that the required restoration soils would be received within the extension period.

The Committee had queried when the next meeting of the site liaison group would take place. The owner had replied to say that it had not been possible to hold a meeting during the pandemic but that he hoped to arrange a meeting in September.

The Clerk also drew attention to application CCC/21/015/VAR to allow the processing of wood and hardcore outside the materials recycling facility building at the landfill site. Members were informed that the County Council's website contained responses from both the Environment Agency and the District Council raising objections to the application on the grounds of noise and dust emissions.

**RESOLVED**

that the County Council be advised that the Committee has no objection to the application for a further extension of the period for the restoration of the landfill site to the end of October 2021.

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

**Chairman.**