

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 9th August 2021 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs J M Cole, 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 C Evans and Mrs S J Wilcox, County Councillor S J Corney and District Councillors G J Bull and M W Haines.

23/21 MINUTES

Upon being moved by Councillor Potts and seconded by Councillor Green, the Minutes of the meeting of the Committee held on 12th July 2021 were signed as a correct record by the Chairman.

24/21 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in Minute No. 26/21(g) as he was an acquaintance of the applicant for planning permission.

25/21 MATTERS ARISING

The Committee considered the following matters arising from the Minutes of its meeting held on 12th July 2021:-

(a) Fenside Caravan Park

Further to Minute No. 18/21(a), the Clerk reported that he had been advised by the District Council that the use of Fenside Caravan Park had been referred to their enforcement team for their attention.

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

Further to Minute No. 18/21(b), the Clerk reported that the site with outline planning permission for 8 dwellings south of New Road had been advertised for sale by sealed tender for development

26/21 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 16th August that affected the Parish.

27/21 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:-

- (a) **21/00192/S73 Land south of 90 Fenton Road – Variation of condition 2 (Approved Plans) of planning permission 18/01344/FUL**

that no observations be made in respect of the application as it appeared to have been superseded by a subsequent application for a bungalow on the site (application 21/00339/FUL) which had already been approved.

- (b) **21/01410/FUL 66 High Street – Proposed conversion of existing building into 6 flats, renovation of former bakehouse/residential dwelling into 1 dwelling, erection of 2 dwellings and demolition of outbuildings**

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

- (i) that the site is too constricted to accommodate the development proposed;
- (ii) that the car parking spaces proposed appear contrived to fit the space available and will prove impractical. It is unrealistic to suppose that the occupiers of the proposed flats in the main building will be able to use the double parking spaces on either side of the proposed semi-detached dwellings which the owners of those properties will require. This leaves 5 spaces for the occupiers of the flats and the former bakehouse which is inadequate. The result will be indiscriminate parking on the site which will lead to a cramped and congested appearance to the disturbance and detriment of the quality of life of the occupiers of the semi-detached dwellings and former bakehouse.

Alternatively, it will lead parking on the nearby highway. The High Street is already becoming congested by vehicles being parked on the highway in the vicinity of No. 66. The terrace of cottages opposite (Nos 51 – 55), the adjoining property at No. 68 and the hair salon nearby all have no off-street parking and the

local planning authority has just granted planning permission for a property in the garden of No 55 and the conversion of a former shop into an apartment at No. 43 without any provision for off-street parking. Approval of these applications with insufficient off-street parking would lead to unacceptable congestion in the High Street, leading to traffic queuing to pass and vehicles being parked on the footway blocking access for pedestrians particularly those with pushchairs and the disabled.

The proposal is therefore contrary to Policy 17 of the Local Plan as the parking provision proposed is inadequate and it does not incorporate sufficient space for vehicle movements.

- (iii) that access to the site from the highway is restricted. It is questionable whether there is sufficient width for incoming and outgoing vehicles to pass at the site entrance and there is an insufficient visibility splay for motorists exiting the site with views of oncoming traffic restricted by the gable ends of both 66 and 68 High Street.
 - (iv) that the configuration of the design would lead to an unacceptably poor quality of living for the occupiers of the former bakehouse, surrounded as it would be by passing vehicles, deliveries and pedestrians, parked cars and the adjoining bike and bin stores for the six flats to be provided in the main building.
 - (v) that the cramped design of the proposed semi-detached detached dwellings would have an overpowering and overshadowing effect of the adjoining old persons bungalows in Forge Way and would be out of character in the setting of the curtilage of the listed property of 66 High Street. The development is therefore contrary to Policies LP11 and LP14 of the Local Plan.
 - (vi) that it is unclear how the listed shop fittings can be accommodated within the conversion of No 66 into 6 flats and their status as listed fittings protected in the future.
- (c) **21/01411/LBC 66 High Street – Proposed conversion of existing building into 6 flats, renovation of former bakehouse/residential dwelling into 1 dwelling, erection of 2 dwellings and demolition of outbuildings**

that the District Council be recommended to refuse the application on the same grounds as application 21/01410/FUL above.

- (d) **21/01422/LBC 57 Ramsey Road – Replacement of rot affected timber window frames and failed double glazed window and door units to breakfast room. Replacement of rot affected timber frames to single glazed kitchen window units. Kitchen units also painted shut.**

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) **21/01516/FUL Heath Farm House, Heath Road – Change of use of former dog kennels and hay barn to form residential annex (C3) ancillary to Heath Farm House**

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 Committee was addressed by the applicant in respect of the application.)

- (f) **21/01611/HHFUL 55 School Road – Proposed demolition of existing garage and erection of replacement single storey extension to dwelling for disabled person.**

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.

- (g) **21/01655/FUL Cherry Lodge, Puddock Road – Conversion of disused agricultural building to form one 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 Committee was addressed by the applicant in respect of the application.)

(Having declared anon-statutory disclosable interests in the above application, Councillor England left the room and took no part in the discussion and voting thereon.)

- (h) **21/01730/HHFUL 22 Heath Road – Proposed 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.

- (i) **21/01818/HHFUL 13 Goldpits – Demolition of existing conservatory/outbuilding. Construction of new single storey rear extension and annex.**

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.

28/21 DETERMINATIONS

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

Approved

- (a) 21/00339/FUL Land south of 90 Fenton Road – Proposed single storey bungalow
- (b) 21/00913/FUL DRA Fabb, Wilsons Orchard, Fenside Road – Proposed livestock building (Phase 2)
- (c) 21/00914/FUL DRA Fabb, Wilsons Orchard, Fenside Road – Proposed agricultural building for storage of manure.
- (d) 21/01123/FUL DRA Fabb, Wilsons Orchard, Fenside Road – Proposed livestock building (Phase 1)
- (e) 21/01135/TREE 17B High Street – T1 Poplar in back garden; remove 4 branches closest to house back to main stem to reduce bird droppings over house and garden.
- (f) 21/01138/TREE 4 Garratt Drive – T1 Ash – sectional fell close to ground level and remove from site as tree causing subsidence to neighbouring building. T2 & T3 Prunus on rear boundary – reduce height by 1.5 m.

Withdrawn

- (g) CCC/21/015/VAR Woodford Waste Disposal, Station Road – Section 73 planning application to develop land without complying with condition 16 of planning permission H/5007/14/CW to allow processing of wood and hardcore outside the materials recycling facility..

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

Chairman.