

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 11th October 2021 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs C Evans, Ms L A Gifford, S J Green, Mrs M H Harlock, J A Parker, Mrs C L Sproats, Mrs S J Wilcox, Dr S C Withams and Mrs A R Wyatt.

APOLOGIES

Apologies for absence were received from Councillors Mrs J M Cole, D W England and P S Potts, County Councillor S J Corney and District Councillors G J Bull and M W Haines.

35/21 MINUTES

Upon being moved by Councillor Dr Withams and seconded by Councillor Green, the Minutes of the meeting of the Committee held on 13th September 2021 were signed as a correct record by the Chairman.

36/21 MEMBERS' INTERESTS

No interests were declared by Members in respect of items appearing on the agenda.

37/21 MATTERS ARISING

There were no matters arising from the Minutes of the Committee's meeting held on 13th September 2021

38/21 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 18th October that affected the Parish.

39/21 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) **21/01361/HHFUL 1 Jubilee Avenue – Small rear single storey extension and single storey porch to side entrance.**

that the District Council be recommended to approve the application on the grounds that it complies with the Development Plan.

- (b) **21/02122/OUT 57A Ramsey Road – Outline planning permission (all matters reserved except means of access) for subdivision of garden curtilage and construction of 1 dwelling.**

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

- (i) that the site would be accessed by a narrow single track between nos. 57 and 59 Ramsey Road which already serves 3 dwellings at 57A, B and C. As such this track is operating at capacity and is unsuitable for use for an additional dwelling. Vehicles meeting on the track will inevitably result in one or both reversing to pass which would mean vehicles reversing onto the highway itself. As the drivers reversing would be unsighted when emerging from the access, this would pose unacceptably high risks for passing pedestrians and traffic. The huge expansion in development currently taking place in Ramsey and Bury will result in an increased level of traffic using Ramsey Road and exacerbate the situation; and

- (ii) that while this is an outline application with all matters reserved except means of access, the Planning Statement submitted proposes a single storey 2 bed dwelling with accommodation in the roof space. The further sub-division of the curtilage of no. 57A (previously permitted under application 15/00019/FUL) would create a site which is too small to accommodate an additional dwelling and the dwelling proposed would be overshadowed by the development permitted by the latter application.

- (c) **21/02169/HHFUL Five Down, Puddock Road – Two storey rear extension and single storey side extension**

that the District Council be recommended to approve the application on the grounds that it complies with the Development Plan.

40/21 APPLICATION FOR PRIOR APPROVAL

Members' attention was drawn to changes introduced by the Government to the permitted development rights for planning that had come into effect in August. One of the changes enabled premises used for commercial, business or service use for 2 years but which had been vacant for 3 months to be the subject of an application for prior approval for conversion to residential use. The prior approval dealt with matters of flooding, noise

impact, provision of adequate natural light to all habitable rooms and, where relevant, the loss of certain medical or nursery provision. Any homes approved would also need to meet the national space standards.

The Clerk reported that an application (21/01901/P3JPA) had been submitted to the District Council for prior approval for change of use from office and shop to two residential units at 12 High Street. As this was an application for prior approval, the Parish Council had not been consulted by the District Council with regard to the application.

Having considered the issues raised, Members

RESOLVED

that no comment be made in respect of the application.

(Councillor Mrs Wyatt declared a disclosable pecuniary interest in the above matter as she lived in close proximity to the property. She left the room for the duration of the minute and took no part in the discussion and voting thereon.)

41/21 DETERMINATIONS

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

Approved

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

Refused

- (b) 20/00390/FUL Land south east of Croftlands, Fenside Road – Proposed position of temporary mobile home and site arrangements

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

Chairman.