

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 11th April 2022 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 S J Wilcox, Dr S C Withams and Mrs A R Wyatt

APOLOGIES

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

73/21 MINUTES

Upon being moved by Councillor Dr Withams and seconded by Councillor Green, the Minutes of the meeting of the Committee held on 14th March 2022 were signed as a correct record by the Chairman.

74/21 MEMBERS' INTERESTS

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

75/21 MATTERS ARISING

The Committee considered the following matter arising from the Minutes of its meeting held on 14th March 2022:-

Fenside Caravan Park, Puddock Hill

Further to Minute No, 69/21, the Clerk was requested to obtain an update from the District Council's enforcement team following the service of a breach of condition notice on the owner of Fenside Caravan Park for the continued occupation of the site on a permanent basis.

76/21 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 25th April that affected the Parish.

77/21 APPLICATIONS

The Committee considered an application for planning permission, together with additional information submitted in respect of application CCC/21/088/FUL which had been previously recommended for refusal by the Committee (Minute No. 33/21 refers).

RESOLVED

that the following observations be submitted to the District Council:-

- (a) **22/00158/HHFUL 88 Ramsey Road – Demolition of existing storage shed and construction of 2 storey, 2 bedroom residential dwelling in place, with car port to side. Segregation of one of the accesses to the existing site to form new driveway to dwelling, using low brick wall and post and rail fence to boundary.**

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

- (i) that the proposed dwelling would have an overbearing aspect in relation to neighbouring properties resulting in overshadowing and loss of privacy;
- (ii) that the proposed timber construction painted black would appear out of character in the street scene;
- (iii) that the proposed development would constitute overdevelopment of the plot, located too close to the boundary with a neighbouring property and;
- (iv) that the application is not accompanied by a tree survey and the development proposed would involve the loss of a mature tree with no provision made for its replacement.

(Members noted the receipt of an objection to the application from members of the public who were present at the meeting and addressed the Committee.)

- (b) **CCC/21/088/FUL Envar Composting, Somersham - Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park.**

that the County Council be advised that the Parish Council remain of the opinion that the application should be refused on the grounds previously submitted.

78/21 DETERMINATIONS

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

Approved

- (a) 22/00219/HHFUL 9 Goldpits – Proposed first floor extension.

The Clerk also reported that there had been no update to the District Council's Public Access system for some years in respect of the following applications:-

Status now shown as 'Unknown'

- (b) 18/02230/OUT Land opposite 18 Bencroft Lane

Work undertaken in 2020

- (c) 20/01506/TREE 1A Pathfinder Way – Fell Indian Bean and Wiegela trees to stop influence of trees on soil below building foundation level and provide long term stability.

79/21 HUNTINGDONSHIRE LANDSCAPE AND TOWNSCAPE SPD

The Clerk reported that the District Council had adopted a new Landscape and Townscape SPD as part of the Development Plan which would apply to all new planning applications to that authority.

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

Chairman.