

# **WARBOYS PARISH COUNCIL**

Minutes of a meeting of the **Planning Committee** held on 6th June 2022 at the Parish Centre, Warboys.

## **PRESENT**

Councillors Mrs J M Cole, R J Dykstra, D W England, Ms L A Gifford, S J Green, A Ntuk, J A Parker, P S Potts, Mrs C L Sproats, G C M Willis, Dr S C Withams and Mrs A R Wyatt.

## **IN ATTENDANCE**

District Councillor Ms C A Lowe.

J Jennings, Cheffins Planning Consultants

## **09/22 MEMBERS' INTERESTS**

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

## **10/22 PLANNING APPLICATION 22/00412/FUL – PROPOSED DEVELOPMENT AT STATION ROAD**

The Committee considered application 22/00412/FUL for the development of 48 affordable dwellings and associated works north of the Sewage Pumping Station, Station Road. A report by the Clerk and a draft letter of objection to the application by Cheffins who had been engaged by the Council had been circulated to all Members prior to the meeting.

The meeting was attended by members of the public who were given an opportunity to address the Committee before the application was discussed.

Members were reminded that the Parish Council had been notified by the District Council in November 2021 of their intention to dispose of the land in their ownership at Station Road to the Longhurst Housing Group for the construction of affordable homes. The Parish Council had brought this to the attention of the public by calling a Zoom meeting and had engaged Cheffins to act on their behalf to advise on the application.

The Clerk and Mr Jennings of Cheffins explained that the land had not been allocated for development in the Huntingdonshire Local Plan to 2036 which had been adopted by the District Council in May 2019. Preparation of the Local Plan had gone through various stages over a period of up to 9 years during which there had been public consultation on various sites submitted for potential development. A final Call for Sites in 2017 had resulted in a further 9 sites being put forward for potential development in Warboys, only one of which had been allocated in the Local Plan. At no stage in the preparation of the Plan had the District Council chosen to submit the site in Station Road which they owned for development.

In their analysis of the sites submitted for inclusion in the Local Plan and the various accompanying reports, the District Council had assessed the area to the north east of Warboys between Station Road and the A141 as having no capacity for development with the area being highly visible from the village. The District Council had also rejected a site submitted for development in Heath Road near the junction with the A141 as forming a substantial intrusion into the open countryside in a location that forms part of the rural setting of Warboys, being not well related to existing development and having relatively poor access to local services and facilities. Yet the Clerk pointed out that the location was closer to the village than the land which the District Council now wished to develop in Station Road and the same assessment could equally be applied to the current application site.

The report and draft letter of objection listed the many policies of the Local Plan which were relevant to the application and would be contravened if planning permission were to be granted. Concerns also were raised about the paucity of the supporting documentation accompanying the application bearing in mind its omission from the Local Plan, the proximity of the adjoining Fentex premises which had the benefit of B2 planning permission and the presence of the sewage pumping station in Station Road.

After members of the public had addressed the Committee, the application was discussed by Members and it was

#### **RESOLVED**

- (a) that the local planning authority be recommended to refuse the application as being contrary to the provisions of the Huntingdonshire Local Plan to 2036, in particular Policies LP2, LP8, LP10, LP24 and LP28 and the Landscape and Townscape SPD adopted in March 2022; and
- (b) that the District Council be requested to revisit its decision to dispose of the land for housing development and retain the land to secure its continued use for agriculture in the interests of ensuring food security for the nation.

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

**Chairman.**