

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 11th July 2022 at the Parish Centre, Warboys.

PRESENT

Councillor D W England, Vice Chairman in the Chair

Councillors R J Dykstra, Ms L A Gifford, S J Green, 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, Ms M L Morrow, A Ntuk and G C M Willis, County Councillor S J Corney and District Councillors Mrs A E Costello and Ms C A Lowe.

17/22 MINUTES

Upon being moved by Councillor Dykstra and seconded by Councillor Green, the Minutes of the meeting of the Committee held on 13th June 2022 were signed as a correct record by the Chairman.

18/22 MEMBERS' INTERESTS

Councillor England declared a non-statutory disclosable interest in respect of Minute No 21/22(a) (Applications) as was an acquaintance of the applicant.

19/22 MATTERS ARISING

The Committee considered the following matters arising from the Minutes of its meeting held on 13th June 2022:-

(a) Fenside Caravan Park

Further to Minute No. 013/22(a), the Clerk reported that he had been advised by the District Council that the Enforcement Team were continuing to monitor the situation at Fenside Caravan Park and would be investigating the presence of an unauthorised caravan observed on site during a recent visit.

Members also were informed that the Enforcement Team were investigating the situation at Elderberry Farm, First Turf Fen Drove where an application for the retention of a mobile home on site had been refused planning permission.

(b) Proposed Development at Station Road

Further to Minute No. 13/22(b), Members' attention was drawn to an invitation from the District Council to comment on amended plans submitted in connection with application 22/00412/FUL for 48 affordable houses at Station Road. As the amended plans dealt with various detailed aspects of the design of the development such as house types, the Committee was of the opinion that this did not affect the Council's opposition to the principle of the proposed development. It was therefore

RESOLVED

that the Parish Council's recommendation of refusal of the application be affirmed.

20/22 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 July that affected the Parish.

21/22 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 a non-disclosable interest in the following application, Councillor England left the room and took no part in the discussion and voting thereon.)

Councillor Dr Withams in the Chair

- (a) 22/00640/FUL Land south west of Hazeldene, Puddock Road – Proposed grain and agricultural storage building**

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

Councillor England in the Chair

- (b) 22/01077/HHFUL 43 Humberdale Way – Single storey rear extension to main building; single storey side extension to detached garage; replacement garden room/shed**

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

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- (c) **22/01402/HHFUL 72 Fenton Road – Proposed single storey rear extension and entrance porch extension**

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

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23/22 WARBOYS LANDFILL SITE

Members considered planning application CCC/22/053/VAR by way of a Section 73 application to vary conditions 3 and 16 of planning permission H/5007/14/CW to allow the storage of waste (wood, plasterboard and inert trommel fines) and the crushing and screening of hardcore waste outside the materials recycling facility building at the Landfill Site in Station Road.

Attention was drawn to a similar application that had been recommended for refusal by the Committee in March 2021 (Minute No. 58/20(b) refers) and which had been subsequently withdrawn by the applicant.

The Clerk also drew attention to the fact that the planning permission for the combined heat and power and waste water treatment plants at the Landfill Site had expired in June. However, agents had requested a meeting with the local County Councillor and the Parish Council's representatives on the Landfill Liaison Group to apprise them of a forthcoming application to develop a Refuse Derived Fuel plant on the site of the previous application. The Chairman stated that he was not prepared to attend a meeting in such circumstances and the Committee was of the opinion that if the developer wished to consult the Council, it should be by way of a meeting of the full Council with the public in attendance.

As application CCC/22/053/VAR relied upon the same noise assessment as the previous application and therefore did not reflect the effects of any further development at the landfill site, it was

RESOLVED

- (a) that the County Council be recommended to refuse application CCC/00/053/VAR on the grounds that insufficient evidence has been provided to ensure that the noise and dust generated by the proposal would not be detrimental to the occupiers of properties in the vicinity of the site; and
- (b) that the agents acting for the developer of the proposed Refuse Derived Fuel plant be informed that any meeting that they wished to have with regard to the proposal should be with the full Council and open to the public.

24/22 DETERMINATIONS

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

Approved

- (a) 22/01020/HHFUL Roundhouse Farm Bungalow, Puddock Road – Loft conversion with hipped dormers on the front and rear elevations.

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

Chairman.