

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 14th November 2022 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

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

44/22 MINUTES

Upon being moved by Councillor Potts and seconded by Councillor Ms Gifford, the Minutes of the meeting of the Committee held on 10th October 2022 were signed as a correct record by the Chairman.

45/22 MEMBERS' INTERESTS

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

46/22 MATTERS ARISING

The Committee considered the following matter arising from the Minutes of its meeting held on 10th October 2022:-

66 High Street

Further to Minute No 41/22, the Chairman reported that he had attended a meeting of the District Council's Development Management Committee held on 17th October to speak in support of the Parish Council's recommendation for approval of applications for planning permission and listed buildings consent for the refurbishment of 66 High Street. However, the District Council's Conservation Team remained opposed to the scheme submitted and the applications had been refused.

Members noted that the property had subsequently been placed on the market for sale by the current owner but the Chairman advised that it was the owner's intention to re-apply for planning permission for a final time in the hope of obtaining approval to proceed.

47/22 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 Panel to be held on 21st November 2022 that affected the Parish.

48/22 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:-

- (a) **22/01853/FUL Holborn Farm, Huntingdon Road, Old Hurst – Conversion of two agricultural buildings to two dwellings, demolition of dwelling ancillary buildings and erection of one dwelling**

Having been advised that a similar application earlier in the year had been deemed granted as it had not been determined by the District Council within the required period, the Committee agreed that there was little point in objecting to the current application, notwithstanding the fact that an application for 5 dwellings on the site had been refused in 2018 because the land was not allocated for development in the Huntingdonshire Local Plan to 2036.

- (b) **22/01875/HHFUL 23 High Street – Installation of 20 solar panels**

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.

- (c) **22/01917/S73 9 Wilthorne – Variation of condition 3 (Materials) of 20/01388/HHFUL.**

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.

- (d) **22/01926/OUT Land at Fenton Field Farm, Bencroft Lane – Application for outline permission with some matters reserved (Appearance, Landscaping, Layout, Scale) for residential development of 10 dwellings and access.**

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 but subject to a condition that access to the site and to Fenton Field Farm from Bencroft Lane be closed.

- (e) **22/02186/HHFUL 40 Ramsey Road – Erection of single storey 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.

- (f) **22/02245/HHFUL 4 Saxon Way – Garage conversion to annexe**

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 but subject to a condition that use of the annexe be ancillary to the main dwelling at 4 Saxon Way only.

49/22 DETERMINATIONS

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

Approved

- (a) 22/00158/FUL 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.
- (b) 22/00771/LBC Dovecote Barn, 19 Ramsey Road – Conversion of existing redundant listed dovecote to residential annexe, new timber frame/pod; 2 new openings to form access door at south elevations; new timber first floor staircase; insulate walls; new concrete ground floor.
- (c) 22/01378/HHFUL Dovecote Barn, 19 Ramsey Road – Conversion of existing redundant listed dovecote to residential annexe, new timber frame/pod; 2 new openings to form access door at south elevations; new timber first floor staircase; insulate walls; new concrete ground floor.
- (d) 22/01535/FUL 13 Old Mill Avenue – Two storey detached dwelling
- (e) 22/01618/FUL 15 Airfield Industrial Estate – Change of use from use class B2 to use class B8

Withdrawn

- (f) 22/00049/HHFUL Plough Farm, Puddock Road – First floor, 2 storey and single storey rear extension.

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

Chairman.