

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 13th February 2023 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, J A Parker, P S Potts, Mrs C L Sproats, Mrs S J Wilcox, Dr S C Withams. and Mrs A R Wyatt.

APOLOGIES

Apologies for absence were received from Councillor Mrs J M Cole, County Councillor S J Corney and District Councillors Mrs A E Costello and Ms C A Lowe.

64/22 MINUTES

Upon being moved by Councillor Potts and seconded by Councillor Dr Withams, the Minutes of the meeting of the Committee held on 9th January 2023 were signed as a correct record by the Chairman.

65/22 MEMBERS' INTERESTS

Councillor England declared a disclosable pecuniary interest in Minute No. 68/22(a) entitled 'Applications' as he rented land in close proximity to the site of the application

66/22 MATTERS ARISING

The Committee considered the following matter arising from the Minutes of the meeting held on 9th January 2023:-

22/02423/FUL 51 Church Road – Change of use of hardstanding to open storage and alterations to access

Arising from Minute No. 31/22(c), the Clerk reported receipt of a letter from the agents acting for the applicant for planning permission for a change of use to storage of land adjoining 51 Church Road. The agents had addressed the Council's reasons for recommending refusal of the planning application by suggesting that conditions could be attached to any permission to control the type of storage permitted and contending that the access was not that much closer to the bend at the entrance to the village than the access for the adjoining transport business.

The Committee did not accept the arguments submitted by the agents and it was

RESOLVED

that the previous recommendation of refusal of the planning application be affirmed.

(Councillor England declared a disclosable pecuniary interest in the above application as he was related to the applicants. Councillor Fabb declared a non-statutory disclosable interest in the same application as he was an acquaintance of the applicants.

Having declared interests, both Councillors England and Fabb left the room while the application was being considered and took no part in the discussion and voting thereon.)

67/22 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL

The Committee was informed that there were no matters on the agenda for the meeting of the District Council's Development Management Panel to be held on 20th February 2023 that affected the Parish.

68/22 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) **23/00038/FUL Stables Opposite Claygate House, Heath Road, Warboys – Demolish cattle shed and replace with prefabricated single storey dwelling**

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

- (i) that the site lies outside the built-up area of Warboys and development would therefore be contrary to the provisions of the Local Plan in the absence of any justifiable reason for a dwelling in a rural location;
- (ii) that the description of this as an 'open and peaceful location' in the Design and Access Statement suitable as an 'ideal location' for a person with a medical condition is misleading as the site adjoins the busy A141 with a high traffic count and associated noise, fumes and potential pollution; and
- (iii) that approval of an application for a prefabricated dwelling resembling a mobile home from the plans submitted would create a precedent for a subsequent application for a larger, permanent dwelling in the open countryside without any appropriate justification.

(Having declared an interest in the above application, Councillor England left the room while the matter was being considered and took no part in the discussion and voting thereon.

Councillor Mrs Wyatt declared a non-statutory disclosable interest in the application as she knew the applicant. She also left the room while the matter was being considered and took no part in the discussion and voting thereon.)

(b) 23/00231/HHFUL Plough Farm, Puddock Road – Double and first floor extension to the rear and single storey extension to the rear

that the District Council be recommended to approve the application on the grounds that the application does not conflict with the policies contained in the Development Plan

69/22 AMENDED APPLICATION – PROPOSED DEVELOPMENT AT STATION ROAD

The Chairman reported that he had agreed to the admission of the following item to the agenda in view of the fact that the closing date for comments would expire before the next meeting.

The Clerk reminded Members that the Committee had recommended refusal of planning application 22/00412/FUL for residential development for social housing on land north of the sewage pumping station in Station Road (Minute No. 10/22 refers). The application had attracted considerable local concern with in the region of 400 objections from members of the public.

Members were informed that the District Council had now invited comments on the submission of amended plans and documents in respect of the proposed development, including site layout, access, design of dwellings and plot layout, pumping station compound, open space, flood risk assessment and surface water drainage, highways statement, planning statement and landscape visual appraisal. In response to a query by the Clerk as to the reason for the amended plans, the case officer had advised that the developers had decided to incorporate a better layout as a result of the original consultation exercise.

The Clerk reminded Members that the original application had been dealt with at a special meeting of the Committee due to the level of public interest and that the Council had engaged Cheffins to act on behalf of the Council in analysing the application and submitting a detailed objection on policy grounds.

Cheffins had advised that they were prepared to represent the Council if the application was submitted for determination at the District Council's Development Management Committee. The cost would be £550 plus VAT.

Members felt that, due to the scale of the amendments, they should be considered at a special meeting again and the public notified to bring this to their attention. It was also considered appropriate to ask Cheffins if they could be represented at the special meeting

and at the Development Management Committee meeting if the application was to be determined at that level.

The Clerk reminded the Committee that, in the event of the application being approved by the District Council, the only challenge for objectors was by way of judicial review of the decision and Councillor Mrs Wilcox reported that she had contacted Landmark Chambers who could analyse the case in the event of approval and advise on the prospective chance of success if the decision was challenged through the courts.

RESOLVED

- (a) that consideration of the amendments be referred to a special meeting of the Planning Committee to be held on 27th February;
- (b) that Cheffins be engaged to attend the special meeting to advise the Committee and represent the views of the Parish Council in the event of the application progressing to the Development Management Committee for determination; and
- (c) that members of the public be alerted to the submission of the amended plans and the arrangements for the special meeting.

70/22 DETERMINATIONS

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

Disposed

- (a) 20/01340/FUL 17 Ramsey Road – Works to garage, bake house and store and joinery replacement to principal dwelling
- (b) 20/01341/LBC 17 Ramsey Road – Works to garage, bake house and store and joinery replacement to principal dwelling

Withdrawn

- (c) 22/02187/FUL Land next to Windy Willows, Huntingdon Road – Demolition of derelict Nissen hut and ancillary buildings and construction of a single storey dwelling and detached garage
- (d) 22/02456/HHFUL Plough Farm, Puddock Road – Double and first floor extension to the rear and single storey extension to the rear

71/22 REVIEW OF THE HUNTINGDONSHIRE LOCAL PLAN

Members were informed that the District Council had announced a review of the Huntingdonshire Local Plan to 2036 and invited comments on the Statement of Community Involvement and Sustainability Appraisal Scoping Report, details of which

were available on their website. The Clerk explained that further documents would emerge for consultation as progress on the review proceeded, including submissions for the inclusion of additional sites for housing development.

Members were also advised that the Government were reviewing the National Planning Policy Framework to which all Local Plans were required to conform.

72/22 COUNTY COUNCIL LOCAL VALIDATION LIST

Members noted that the County Council were consulting on the proposed 2023 revision of the Local Validation List for planning applications for their own development and for waste development, details of which had been circulated prior to the meeting.

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

Chairman.