

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 27th February 2023 at the Parish Centre, Warboys.

PRESENT

Councillor G C M Willis, Chairman

Councillors Mrs J M Cole, 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.

IN ATTENDANCE

Mr J Jennings, Cheffins Planning

73/22 MEMBERS' INTERESTS

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

74/22 APPLICATION 22/00412/FUL – PROPOSED DEVELOPMENT AT STATION ROAD

The Chairman explained that the meeting had been convened in response to the submission of amended plans and documentation in respect of application 22/00412/FUL for residential development for social housing on land north of the sewage pumping station in Station Road (Minute No. 69/22 refers). The Committee had agreed to re-engage Cheffins Planning to represent the Council to advise on the amended documentation and also attend the District Council's Development Management Committee meeting in the event of the application being determined by that Committee. Mr Jennings of Cheffins was in attendance at the meeting, together with approximately 30 members of the public.

The Clerk reminded Members that the Committee had recommended refusal of the planning application on the grounds that it was contrary to various policies contained in the Huntingdonshire Local Plan to 2036 and for other reasons. The application had attracted considerable local concern with in the region of 400 objections submitted by members of the public.

The Committee was advised that the amended plans and documents related to 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, together with a reduction in the number of dwellings from 48 to 47.

Mr Jennings from Cheffins Planning addressed the meeting and commented on the new documentation that had been submitted. It was suggested that the revised site layout and road design created a more linear form of development fronting on to Station Road which

would further detract from the visual amenity and views of the surrounding countryside. The creation of more accesses points on to Station Road than in the original design would adversely affect the ability of the residents on the south side of the road from parking on-street in the absence of any off-street provision.

Concerns were raised about the timing of the ecological survey, odours from the sewage pumping station to be installed, objections from the Lead Local Flooding Authority that appeared not to have been addressed and the impact of the development on the future viability of the adjoining Fentex industrial premises. Mr Jennings also drew attention to the contradictory terminology in the documentation about whether the site formed part of the built up area of Warboys as contended in the application and the fact that the Landscape and Visual Appraisal that had been submitted referred to the development as an 'extension to the residential built form'.

As the proposal was for an affordable housing development, it was pointed out that the only potential benefits to offset the impact of the development on the community were listed in the draft heads of terms in the Planning Statement as contributions to health and education which would be subject to discussion with the local planning authority. As an affordable scheme, it was suggested that the dwellings would be likely to be accommodated to capacity, resulting in an additional 195 inhabitants and that the heads of terms offered no guarantee that any meaningful contribution would be made to offset the impact of the development on services in Warboys.

The Clerk advised the members of the public who were present to submit their views again to the District Council if they remained concerned about the application as the absence of responses would enable the developers to claim that they had addressed previous objections by their amended documentation and plans.

Several members of the public addressed the Committee, following which Members discussed the revisions submitted and

RESOLVED

that the District Council be recommended to refuse the application for the reasons previously submitted and the adverse impact of the revised design on the residents of Station Road living opposite the site.

75/22 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) **23/00151/FUL** **68 High Street – Demolition of outbuilding**

that the District Council be recommended to approve the application on the grounds that the building has no historic or architectural merit and is an eyesore in the Conservation Area

(a) 23/00152/LBC 68 High Street – Demolition of outbuilding

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(The Chairman announced that he had admitted the following item to the agenda in view of the limited time available to respond to the invitation to comment on the planning application.)

**76/22 CCC/22/151/FUL – THE OLD BRICKWORKS, PUDDOCK HILL
CONSTRUCTION AND OPERATION OF THERMAL TREATMENT
FACILITY FOR THE GENERATION OF ELECTRICITY FROM NON-
HAZARDOUS, RESIDUAL WASTE (POST-RECYCLING); INCLUDING
ASSOCIATED PLANT AND INFRASTRUCTURE, VEHICULAR
ACCESS, CAR PARKING AND LANDSCAPING.**

The Clerk reminded Members that a public exhibition had been held in the Parish Centre on 16th November 2022 in relation to the plans to construct a refuse derived fuel plant at the Landfill Site (Minute No. 146/22(g) of the Council refers).

A planning application had now been submitted and the closing date for comment was 25th March. A previous planning application for combined heat and power and waste water treatment plants at the Landfill Site had generated a substantial number of objections and it was suggested that the current application was likely to generate similar concerns.

Under the circumstances, it was agreed that the application should be dealt with at a special meeting of the Planning Committee at a date to agreed by the Chairman and Clerk and the public alerted to the receipt of the application for comment and the date of the meeting.

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

Chairman.