

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 15th May 2023 at the Parish Centre, Warboys.

PRESENT

Councillors R J Dykstra, D W England, D R A Fabb, Ms L A Gifford, J Land, Ms M L Morrow, J A Parker, P S Potts, Mrs C L Sproats, Mrs S J Wilcox, G C M Willis, 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.

01/23 ELECTION OF CHAIRMAN

Upon being moved by Councillor Potts and seconded by Councillor Parker, it was

RESOLVED

that Councillor G C M Willis be elected Chairman of the Committee for the ensuing municipal year.

Councillor Willis in the Chair.

02/23 APPOINTMENT OF VICE CHAIRMAN

Upon being moved by Councillor Potts and seconded by Councillor Dykstra, it was

RESOLVED

that Councillor D W England be appointed Vice Chairman of the Committee for the ensuing municipal year.

03/23 MINUTES

Upon being moved by Councillor Potts and seconded by Councillor Dykstra, the Minutes of the meeting of the Committee held on 17th April 2023 were signed as a correct record by the Chairman.

04/23 MEMBERS' INTERESTS

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

05/23 MATTERS ARISING

There were no matters arising from the Minutes of the Committee's meeting held 17th April 2023.

06/23 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 22nd May 2023 that affected the Parish.

07/23 APPLICATIONS

The Committee considered the following application for planning permission, arising from which it was

RESOLVED

that the following observations be submitted to the District Council:-

(a) 23/00663/HHFUL 63 Ramsey Road.

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

08/23 DETERMINATIONS

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

Approved

- (a) 23/00151/FUL 68 High Street – Demolition of outbuilding
- (b) 23/00152/LBC 68 High Street – Demolition of outbuilding
- (c) 23/00231/HHFUL Plough Farm Puddock Road – Double and first floor extension to the rear and single storey extension to the rear
- (d) 23/00262/HHFUL 8 Popes Lane – Single storey extension to rear and porch at front elevation, rooflights to existing roof, change existing white UPVC windows to charcoal grey UPVC windows.

Refused

- (e) 23/00038/FUL Stables opposite Claygate House, Heath Road – Demolish cattle shed and replace with prefabricated single storey dwelling

- (f) CCC/21/088/FUL Envar Composting Ltd, St Ives Road, Somersham – Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser factory, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park.

Withdrawn

- (g) 1 Popes Lane – Car port and workshop extension to the existing detached garage/shed
- (h) 30 High Street – Change of use from former shop sales area to reception room to form part of existing residential property.

With regard to application 23/00038/FUL, the Clerk drew attention to the fact that the reasons for its refusal by the District Council had included the fact that ‘the proposal would result in the loss of some best and most versatile agricultural land and would not recognise the intrinsic character and beauty of the countryside’. The Clerk pointed out that, in contrast, the District Council were proposing to sell for housing some of its own land in Station Road used for agriculture and with extensive views of the countryside. The planning application to develop the land at Station Road had been recommended for refusal by the Parish Council and the Clerk explained that the decision in respect of application 23/00038/FUL could be helpful in contending that a similar situation applied to the land at Station Road.

With regard to application CCC/21/088/FUL, the Clerk referred to the reasons for refusal of the application which were the scale of the proposed chimney and its impact on visual amenity and the perceived health and well-being harm to local businesses and residents. Members’ attention was drawn to the scale of the proposed Thermal Treatment Plant at the Landfill Site in Warboys recommended for refusal by the Parish Council which was approximately 50% larger in terms of the chimney and buildings size than the Envar proposal.

09/23 PLANNING ENFORCEMENT

The Clerk reported on a number of cases of unauthorised development in Warboys which had been reported to the District Council’s Enforcement Team.

Although application 22/00857/FUL for the change of use of 30 High Street from shop to residential had been withdrawn, the Clerk reported that the work had been undertaken. The Enforcement Team had advised that an active case was in place and they were working with the current owners to resolve the situation.

Members were advised that the Enforcement Team’s attention had been drawn to both the erection of a large hangar shaped building at the Airfield Industrial Estate and the extension of the Singh Transport site in Church Road without planning permission, The developments were being investigated by the District Council.

The Clerk reported that he had also notified the Enforcement Team that a number of mobile home units had appeared at Croftlands, Fenside Road where planning permission had been refused previously for a mobile home to be installed on site for living accommodation. The Enforcement Team had replied to advise that containers and temporary buildings could be placed on land under permitted development rights for up to 28 days. Under the circumstances, the Clerk reported that the situation would be monitored and referred to the Enforcement Team again if that period of time was exceeded.

10/23 LOCAL PLAN CONSULTATION

Further to Minute No. 88/22, the Clerk reported that the closing date for comment in respect of the Call for Sites consultation paper as part of the Local Plan Update would expire on 7th June. It was expected that a number of sites would be put forward for development by landowners and developers in the same way as in the formulation of the existing Huntingdonshire Local Plan to 2036 and these would then be subject to further consultation.

However, the Clerk pointed out that the Call for Sites also enabled sites to be put forward for infrastructure and open space use as well as residential and commercial development. Members were reminded of the shortage of formal sports provision in Warboys and the inability of the sports field to be extended as the owners of the adjoining land were unwilling to sell at less than development value. As Chairman of the Sports Field Committee, Councillor England drew attention to the limited number of pitches that could be provided at the sports field for both football and cricket and their overuse due to the number of adult and age group teams to be accommodated.

The Clerk also reported that the District Council had published further consultation documentation as part of the Local Plan Update under the heading of Issues Engagement Papers which dealt with the public's opinions on topics such as climate change, the natural environment, housing needs, infrastructure and sustainable communities. As the closing date was not until 5th July, the Clerk undertook to submit a report for consideration by the Committee at its next meeting.

In response to questions from a number of Members as to the possibility of preparing a Neighbourhood Plan for Warboys, the Clerk reported that this had been considered by the Council on a number of occasions in previous years but discounted due to a lack of volunteers to help in its preparation, the cost involved and the fact that this was likely to result in further land being designated for development. As a Neighbourhood Plan had been adopted recently at Bury, the Clerk was asked to obtain information from the Parish Council on the work that this had entailed.

RESOLVED

- (a) that a submission be made to the District Council for the designation of the land to the south of the sports field for use for sports activities as part of the Call for Sites consultation;
- (b) that the Clerk be requested to submit a report to the next meeting of the Committee with regard to the Issues Engagement Papers as part of the Local Plan Update; and

- (c) that the Clerk be requested to ascertain the issues involved in the preparation of the Bury Neighbourhood Plan.

11/23 PLANNING TRAINING

Members were informed that the District Council had invited up to 4 representatives from each town and parish council to attend presentations to explain more about the Local Plan Update and Issues Engagement paper, arising from which it was

RESOLVED

that Councillor England and Clerk be authorised to attend the session on 24th May and Councillors Land and Willis the session on 7th June.

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

Chairman.