

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 12th February 2024 at the Parish Centre, Warboys.

PRESENT WERE

Cllr M Collins

Cllr R Dykstra

Cllr D England (Vice Chair)

Cllr D Fabb

Cllr L Gifford

Cllr J Land

Cllr J Parker

Cllr S Withams

Cllr G Willis (Chair)

Mrs J Drummond – Parish Clerk

Mrs E Coverdale – Asst. Clerk

Meeting commenced at 10.00p.m

PL 9/24 APOLOGIES

Apologies were unanimously accepted from;

Cllr J Cole – Personal

Cllr A Ntuk - Personal

Cllr C Sproats – Personal

Cllr P Potts – Personal

Cllr S Wilcox – Personal

Cllr A Wyatt - Personal

PL 10/24 MEMBERS INTERESTS

23/02311/FUL

23/02505/REM

23/02500/FUL

Cllr England declared a pecuniary interest in the above applications due farming surrounding lands.

23/02500/FUL Cllr Fabb declared a pecuniary interest due to owning land adjacent to the applicant.

PL 11/24 MINUTES OF THE MEETING HELD 8th JANUARY 2024

It was proposed by Cllr Land, seconded by Cllr Dykstra and **RESOLVED** by all members present, the Minutes of the meeting held on 8th January 2024 be signed as a correct record by the Chairman.

PL 12/24 OPEN FORUM

No members of public in attendance.

PL 13/24 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL REPORT FROM 22nd JANUARY 2024

23/01927/FUL 30 High Street

The Chair provided Members with a brief report following his attendance at the Development Management panel held 22nd January. The applicant was turned down due to the property being considered retail which is contrary to LP22 policy and so must be marketed for 12 months. There was potential for the applicant to appeal the decision again.

PL 14/24 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL

None that effect the Parish.

PL 15/24 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:-

APPROVED

- (a) 23/02311/FUL Tithe Farm, Church Road – Construction of an Agricultural Machinery Building.

*It was proposed by Cllr Parker, seconded by Cllr Dykstra and **RESOLVED** to recommend no objection.*

- (b) 23/01714/ADV 4 High Street – Fascia sign, ACM Panels and Poster Cases on the Front Elevation (retrospective)

*It was proposed by Cllr Fabb, seconded by Cllr Withams and **RESOLVED** to recommend no objection.*

- (c) 23/02505/REM Land West of Longlands Close and North of the Paddock Caravan Park, Ramsey Road – Reserved Matters Application for Appearance, Landscaping, Layout and Scale (Access agreed at Outline) following the outline approval of 20/00308/OUT for erection of 24no. Dwellings including affordable housing (Use Class C3) together with parking areas, landscaping and other associated infrastructure, following the demolition of no.21 Ramsey Road and associated outbuildings.

*It was proposed by Cllr Fabb, seconded by Cllr Land and **RESOLVED** to recommend no objection.*

- (d) 23/02500/FUL Cherry Lodge, Puddock Road – Retrospective planning for a new 4 bed dwelling, following approval of planning Ref 21/01655/FUL Conversion of a disused agricultural building to form 1no. Dwelling.

*It was proposed by Cllr Parker, seconded by Cllr Collins and **RESOLVED** to recommend no objection.*

Cllr England left during the discussions of a, c & d 10.10pm and returned at 10.14pm.

that the District Council be recommended to approve the applications on the grounds that they comply with the Development Plan.

PL 16/24 DELIBERATIONS

Appendix 1 - It was unanimously **RESOLVED** by all Members present that they accepted and had no further comments on the list of determinations.

PL 17/24 ENFORCEMENT

Further to minutes PL 8/24, the Clerk advised members that there had been no further update to the outstanding enforcement issues and in the full Council meeting earlier that evening had requested support from HDC Cllr Lowe to help resolve with the Planning Enforcement team. (minute no. 32/24)

PL 18/24 SPORTS GROUND TEMPORARY BUILDING

Due to previously being raised as part of agenda item 33/24 at full council, Members agreed further discussions were not required at this time.

There being no further business, the meeting was declared closed at 10.18 p.m.

The next meeting of the Warboys Planning Committee will be held on 11th March 2024.

Chairman.

Date

Appendix 1

DETERMINATIONS OF HDC PLANNING COMMITTEE DECEMBER 2023 – JANUARY 2024

ADDRESS	PLANNING APPLICATION	PROPOSAL	HDC DETERMINATION
			APPROVED
Telephone Exchange, High Street	23/02247/TRCA	Reduce Ash tree by 2m.	27/12/23
			REFUSED
Next to Windy Willows, Huntingdon Road	23/01628/FUL	Demolish the existing Nissen hut structure & ancillary buildings and replace them with a single new-build dwelling.	21/12/23
30 High Street	23/01927/FUL	Change of use of the former Post Office adjoining 30 High Street to form part of existing residential property.	25/01/24
			WITHDRAWN
Cherry Lodge, Puddock Road	23/00648/FUL	Retrospective application for a new 4 bed dwelling (following planning approval 21/01655/FUL for the conversion of a disused agricultural building to form one dwelling)	22/12/23
PH White Hart	23/01363/FUL	New outbuilding bar area, cold room and 2 toilets.	18/01/24
Hazeldene, Puddock Road	23/01878/HHFUL	New dwelling, erection of single story side extension.	20/12/23
Plough Farm, Puddock Road	23/02300/HHFUL	Two storey rear extension with glass link and a porch.	19/01/24