

WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 14th October 2024 at the Parish Centre, Warboys.

IN ATTENDANCE

HDC Cllr C Lowe & 1 Member of public

PRESENT WERE

Cllr M Collins
Cllr R Dykstra
Cllr D England
Cllr D Fabb
Cllr L Gifford

Cllr J Land
Cllr J Parker (Vice Chair)
Cllr C Sproats
Cllr G Willis
Cllr A Wyatt

Mrs J Drummond:- Senior Clerk
Mrs E Coverdale:- Clerk
Mrs L Moore:- Asst. Clerk

Meeting commenced at 9.34 p.m

PL 89/24 WELCOME

The Chair opened the meeting.

PL 90/24 APOLOGIES

Apologies were unanimously accepted from;
Cllr L Gifford – House Move
Cllr J Land - Illness
Cllr A Wyatt - Holiday

Apologies not received or accepted from;
Cllr A Ntuk

PL 81/24 MEMBERS' INTERESTS

a) Declarations

Cllr England declared a pecuniary interest in the application 24/01705/OUT due to the applicant being a relative.

Cllr England declared an interest in the Land Assessment applications (PL 99/24):

- Warboys 4 (cfs 172) due to renting the land.
- Warboys 7 (cfs 135) due to being a member of the sports ground committee.
- Warboys 10 (cfs 314) due to owning the land

- b) Dispensations
None received.

PL 92/24 MINUTES OF THE MEETING HELD 9th SEPTEMBER 2024

It was proposed by Cllr Dykstra, seconded by Cllr Withams and **RESOLVED** by all members present, the Minutes of the meeting held on 9th September 2024 be signed as a correct record by the Chairman.

PL 93/24 OPEN FORUM

As no members of the public wished to speak it was **RESOLVED** to continue the meeting.

PL 94/24 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL

None that effect the Parish.

PL 95/24 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) 24/01705/OUT Land Rear of Warboys Methodist Church – Proposed residential dwelling (all matters reserved except access)

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

Cllr England left during discussions of the above item 9.36pm, returned 9.38pm

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

PL 86/24 DELIBERATIONS

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 24 no. Dwellings,	Approved
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		including affordable housing (Use Class C3) together with parking areas, landscaping and other associated infrastru	
24/00580/HHFUL	64a Bottels Road	Erection of two single storey extensions	Approved
24/00370/FUL	Church of St Mary Magdalene	Provision of 20 new carparking spaces at the southern end of the churchyard, relocation of headstones, new footway and widening of existing gated access.	Approved
24/01215/S73	88 Ramsey Road	Variation of condition 2 (drawings) and discharge of condition 5 (contamination report) for 22/00158/FUL	Approved
24/01422/HHFUL	Caledote, Church Road	Proposed extensions to bungalow with detached garage/home office, with loft storage over and demolition of former garage	Approved

The above determinations from Huntingdon District Council Planning was noted by Council members.

PL 97/24 APPLICATION – 24/01251/S73, 21A MILLGREEN

Members noted that the Council had reported no objections to the above application via email following a refusal for a response extension from HDC Planning.

PL 98/24 ENFORCEMENT

Members were advised that enforcement action had been taken against Motwards on the industrial estate as the application had lapsed.

PL 99/24 LOCAL PLAN LAND AVAILABILITY ASSESSMENTS

Members were provided with a detailed report following Huntingdon District Council's Sustainability Appraisal of all the Warboys land put forward for the Call for Sites section of the Local Plan. (available on the Council's website; www.warboyspc.info/documents)

- a) Warboys 1 (cfs 79) 1.5 Hectares of land adjoining Heath Road with a capacity for 18-20 homes

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- b) Warboys 2 (cfs 104) 4.036 hectares of land north of First, Second & Third Avenues with capacity for 160 homes

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- c) Warboys 3 (cfs 133) 1.3 Hectares of land to the rear of 51 Church Road with capacity for 30-50 dwellings

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- d) Warboys 4 (cfs 172) 4.8 hectares of land east of Church Road with capacity for 36 dwellings

Members unanimously **RESOLVED** to comment that this site was unsuitable for development due to its potential impact on already stretched infrastructure such as the Doctors Surgery.

Cllr England left during discussions of the above item 9.43pm, returned 9.45pm

- e) Warboys 5 (cfs 145) 4.8 hectares of land to the east of Station Road and north of Heath Road, capacity for 150-200 dwellings.

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- f) Warboys 6 (cfs 148) 12.3 hectares of land north of Humberdale Way, capacity for 296-500 dwellings

Members unanimously **RESOLVED** to comment that this site is unsuitable for development, as a large-scale project would place significant strain on already stretched infrastructure, including the local doctor's surgery. Members also felt that statements regarding proximity to employment opportunities and access to a regular bus service were misleading.

- g) Warboys 7 (cfs 135) 2.3 hectares of land south of Warboys Sports field, capacity for recreation

Members unanimously **RESOLVED** to comment that the assessors did not consider that the land in question is connected to the current sports ground, meaning it could benefit from existing access points and utility supplies. Additionally, the council expressed concern over the lack of recognition that they are mandated to provide 22 acres of sports provision land, of which only 7 acres are currently available within the parish. It also remains unclear what the term "significant constraints" refers to, as the land is designated for recreational purposes.

Cllr England left during discussions of the above item 9.52pm, returned 9.54pm

- h) Warboys 8 (cfs 166) 3.28 hectares of land at New Road, capacity for 40 dwellings

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- i) Warboys 9 (cfs 293) 26.7 hectares of land at Ramsey Road, capacity for 210-500 dwellings

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- j) Warboys 10 (cfs 314) 0.68 hectares of land at Manor Farm Buildings, Church Road, capacity for 10-14 dwellings

No comments provided by the Council.

Cllr England left during discussions of the above item 9.54pm, returned 9.55pm

- k) Warboys 11 (cfs 387) 3.85 hectares of land to the rear of 70-84 station Road capacity for 60-65 dwellings

Members unanimously **RESOLVED** to concur with the LAA and SA assessments that this site is not appropriate for development.

- l) Warboys 12 (cfs 85) 10.57 hectares of land off Fenton Road capacity for 132-195 dwellings

Members unanimously **RESOLVED** to comment that the site is unsuitable for development, as it lacks direct connection to the village aside from a potentially hazardous crossing over the A141. Members also expressed concerns about the strain this development would place on already stretched infrastructure, such as the local doctor's surgery, and noted that statements about bus access and employment opportunities were misleading.

PL 100/24 NOTICES AND MATTERS FOR THE NEXT AGENDA

- Landfill Site/Incinerator Application
- Station Road Development

There being no further business, the meeting was declared closed at 10.01 p.m.

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

Chairman.

Date