

# WARBOYS PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** held on 13<sup>th</sup> January 2025 at the Warboys Library, High Street, PE28 2TA.

## IN ATTENDANCE

3x Member of public

## PRESENT WERE

Cllr R Dykstra

Cllr J Land

Cllr N Mohun (Vice-Chair)

Cllr J Parker

Cllr P Potts

Cllr C Sproats

Cllr G Willis (Chair)

Cllr S Withams

Mrs J Drummond:- Senior Clerk

Mrs E Coverdale:- Clerk

Mrs L Moore:- Asst. Clerk

Meeting commenced at 8.40 p.m

## PL 01/25 WELCOME

Chair Willis opened the meeting.

## PL 02/25 APOLOGIES

Apologies were unanimously accepted from;

Cllr A Wyatt – Illness

Apologies were not received/accepted from:

Cllr A Ntuk

Cllr M Collins

## PL 03/25 MEMBERS' INTERESTS

a) Declarations

None received

b) Dispensations

None received.

## PL 04/25 MINUTES OF THE MEETING HELD 9<sup>th</sup> DECEMBER 2024

It was proposed by Cllr J Land, seconded by Cllr S Withams and **RESOLVED** by all Members present, the Minutes of the meeting held on 9<sup>th</sup> December 2024 be signed as a correct record by the Chairman.

## **PL 05/25 MINUTES OF THE SPECIAL MEETING HELD 28<sup>th</sup> OCTOBER 2024**

It was proposed by Cllr S Withams, seconded by Cllr P Potts and **RESOLVED** by all Members present, the Minutes of the Special meeting held on 28<sup>th</sup> October 2024 be signed as a correct record by the Chairman.

## **PL 06/25 OPEN FORUM**

It was proposed by the Chair and unanimously **RESOLVED** to close the meeting for a maximum period of 10 minutes to hold a public forum.

The meeting was closed at 8.43p.m and reconvened at 8.49p.m

Two residents expressed their concerns regarding the planning application 24/02258/FUL. One highlighted its direct impact on his property and the safety of his disabled daughter. He noted his previous plan for two properties, intended to support his family as they age, was rejected, with the same reasons now being overlooked in this application, leaving him feeling unsafe and potentially forced to move.

The second resident echoed these concerns, emphasizing the negative impact on the conservation area, unresolved planning issues, and lack of clarity regarding how the development integrates with its surroundings.

## **PL 07/25 DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PANEL**

None that effect the Parish.

## **PL 08/25 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) 24/02330/FUL Land Adjacent 5 Goldpits – Construction of a 2 storey dwellinghouse and associated works (Self Build)

*It was proposed by Cllr Parker, seconded by Cllr Withams and **RESOLVED** to recommend no objection on the condition that the construction retains the character and appearance consistent with the existing properties in Goldpits.*

(b) 24/02247/HHFUL 15 Humberdale Way – Erection of single storey side/rear extension to dwelling.

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

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

## REFUSED

(c) 24/02258/FUL Land at 64A Bottels Road – Demolition of two outbuildings and erection of two self-build dwellings

*It was proposed by Cllr Withams, seconded by Cllr Potts and unanimously **RESOLVED** to object the application on the following planning grounds; The property lies within and bounds the conservation area, yet no conservation report has been submitted, despite the significant visual impact of removing trees along Ramsey Road, which contribute to the area's character. The proposal represents overdevelopment, adding two properties to a site already approved for an extension to the existing bungalow which increases its footprint by more than one third, conflicting with the area's character. Consistency with previous decisions was also emphasised, noting that a similar application at 66 High Street was refused due to its location in the conservation area and proximity to a listed building. The potential impact on neighbours, including loss of privacy and increased density, remains unaddressed. Furthermore, the submitted plans lack clarity regarding boundaries and relationships with neighbouring properties, raising concerns of misleading information. Three letters of public objection were received, underscoring community concerns about the development's scale, design, and impact.*

## PL 09/25 DELIBERATIONS

Determinations from Huntingdon District Council Planning were noted by Council members;

Application	Address	Determination
24/00746/LBC	66 High Street	Refused
24/00747/FUL	66 High Street	Refused
24/01062/OUT	5 Goldpits	Withdrawn
24/00849/FUL	Land At 64A Bottels Road	Withdrawn
24/01705/OUT	Land Rear Of Warboys Methodist Church High Street	Withdrawn
24/01263/HHFUL	Creation of a dropped kerb retaining grass verge	Approved
24/01548/FUL	Workshop And Premises Church Road	Approved

## PL 10/25 ENFORCEMENT

The chair advised members that Singhs have now submitted a planning application, so the enforcement issue is closed. However, there was still no update on Motwards but HDC Cllr C Lowe had previously stated that she would follow up with the enforcement team on the council's behalf. And additionally no update at all in regards to the storage containers along Fenside Road.

## **PL 11/25 STATION ROAD DEVELOPMENT MEETING**

Members were informed that the Council had been approached by Longhurst Group regarding the planning application for a building development along Station Road. Chair Willis and the Sen Clerk attended a meeting on 12th December, during which the applicant outlined amendments to the proposed development, including a reduction in the number of properties and other layout changes.

The applicant requested a special meeting with the Council to present the revised plans for information purposes only, with the intention of subsequently arranging a public consultation to gather community feedback.

Following discussions, it was proposed and unanimously **RESOLVED** to hold a special Council meeting to accommodate the request.

The Chair proposed that the Council consider implementing a formal policy to provide clear guidance on meetings with developers. This would ensure greater clarity and transparency within the community.

It was therefore unanimously **RESOLVED** for the Clerk to research and draft a policy document providing guidance on holding meetings with developers.

## **PL 12/25 NOTICES AND MATTERS FOR THE NEXT AGENDA**

- Policy guidance for meetings with developers

**There being no further business, the meeting was declared closed at 9.15 p.m.**

**The next meeting of the Warboys Planning Committee will be held on 10<sup>th</sup> February 2025.**

**Chairman.**

**Date**