

**Minutes of the meeting of the
Planning Committee held via Zoom on 6th April 2021 at 7.00pm.**

Present: Councillors R Butcher, E Gilchrist, S McMullon, P Russell, S Sanderson and A Wood.

In attendance: H Taylor (Clerk), District Councillor E R Butler and five members of the public.

PL1. ELECTION OF CHAIRMAN

On the proposition of Councillor R Butcher, seconded by Councillor A Wood, it was **RESOLVED** that Councillor P Russell be elected Chairman of the Committee for the ensuing Municipal Year.

Councillor P Russell - Vice Chairman in the Chair.

PL2. APOLOGIES FOR ABSENCE

No apologies were received.

PL3. ELECTION OF VICE CHAIRMAN

On the proposition of Councillor R Butcher, seconded by Councillor S McMullon, it was **RESOLVED** that Councillor M Oliver be elected Vice Chairman of the Committee for the ensuing year.

PL4. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

No declarations were received.

PL5. MINUTES

Councillor E Gilchrist proposed approval of the Minutes of the Meeting held on 10th March 2020. This was seconded by Councillor R Butcher and unanimously **RESOLVED**.

PL6. PUBLIC PARTICIPATION

All five residents who live near to or are purchasing a property near to application 20/01417/FUL, change of use of dwelling house (C3) to 10 bedroom Children's home (C2), The Lodge, Askews Lane, Yaxley addressed the meeting regarding their concerns over the application. These included the impact on road safety, access and community life along with security and noise. The residents were of the opinion that the application on the District Council's website lacked certain important information but also included incorrect facts as there were a number of trees on site even though the form says there is not and discussions were yet to be held with the neighbours on the application.

PL7. SCHEDULE OF APPLICATIONS CONSIDERED BY THE PLANNING COMMITTEE SINCE MARCH 2020.

Members noted a schedule of applications considered by the Planning Committee since March 2020 and the recommendations to the District Council made by the Clerk under delegated powers. Members were reminded that this change in practise had been introduced in response to the Covid pandemic.

PL8. PLANNING APPLICATION - 20/01417/FUL

Consideration was given to an application for a change of use of the Lodge, Askews Lane from a dwelling house to a 10 bedroom Children's home. The Chairman explained to those

present that the Committee would only be considering material considerations and gave examples as to what was non material considerations.

In discussing the application Members voiced their concerns that the documents on the District Council's planning portal lacked information and was contradictory referring to a Children's Home and then young adults elsewhere and was questionable as to the level of staffing shown. Members expressed their concerns over highway safety and vehicle access, given that Askews Lane is a single-track road with no public footpath making it dangerous for anyone walking along particularly children and anyone with a disability. In addition, the entrance to the Lodge is just after a blind spot on the road. Mention was made that the new housing development opposite the Lodge has built its own pedestrian access and a similar access should be a requirement of this application, however there is no possible way of providing this. Members felt that they were unable to consider noise and disturbance aspects from the information before them as the application was vague. On the basis on what was included in the application particularly the number of beds, Members felt it was too big a proposal for that location.

Whereupon, Councillor A Wood recommended that the Parish Council object to the application on the grounds of overdevelopment and highway safety as outlined above and the concerns over lack of detail be raised with the District Council. This was seconded by Councillor S Sanderson and unanimously **RESOLVED.**

Signed by the Chairman

Meeting closed at 8.15pm

