



YAXLEY PARISH COUNCIL

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To: All Members of the Planning Committee

Sir/Madam

You are hereby summoned to attend a Meeting of the **Planning Committee** of **Yaxley Parish Council** to be held on **Tuesday 13th July 2021** in the **Austin Hall, The Amenity Centre, 48 Main Street, Yaxley**, after a meeting of Full Council, expected start time **8.00pm**. Anyone wishing to attend the meeting should observe social distancing and wear a face mask.

H. Taylor

Helen Taylor
Clerk to Yaxley Parish Council

7th July 2021

THE PUBLIC AND PRESS ARE ALWAYS WELCOME

AGENDA

- PL.1 **Election of Chairman for the ensuing Municipal Year.**
- PL.2 **Apologies for absence**
- PL.3 **Election of Vice Chairman for the ensuing Municipal**
- PL.4 **Members Declaration of interest in items on the Agenda**
- PL.5 **Minutes**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 6th April 2021. – attached.
- PL.6 **Schedule of Applications considered by the Planning Committee**
To note a schedule of applications considered by the Committee since 6th April 2021 - attached.
- PL.7 **Public Participation**
A maximum of 15 minutes is permitted for members of the public to address the Council.
- PL.8 **Planning applications and Correspondence**

Schedule attached – Members are requested to take time before the meeting to examine the applications either in the Clerk's Office or online at www.huntingdonshire.gov.uk/planning or www.peterborough.gov.uk/publicaccess

**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**.

Meeting closed at 8.15pm

Signed by the Chairman

Application ref	Description	Parish Council comments submitted to HDC Since April 2021
21/00479/HHFUL	Remove existing lean too and replace with extension and garage conversion: 9 Meadow Walk, Yaxley	The Parish Council supports this application
21/00482/HHFUL	Proposed Side extension and new porch: 9 Carysfort Close, Yaxley	The Parish Council supports this application
21/00391/HHFUL	Proposed domestic one and half storey garage and recreation facility: 8 London Road Yaxley Peterborough	The Parish Council supports this application, assuming someone in Highways/HDC can confirm there are adequate turning circles to access/exit the garage parking spaces
21/00838/S106	Changes to the planning obligation: Insert Clause 1.5.5 to 'The Schedule' of the Section 106 date September 2004 made between Huntingdon District Council and Cambs County Council and Swan Hill Homes Ltd: Persimmon Fields Broadway Yaxley	<p>The Parish Council strongly objects to the is application to change the planning obligation. The Issue of 'Affordable Housing Provision' (AHP) is integral to the UK's housing stock and permitting a developer to reclassify their AHP as 'Occupied Tenancy' at a later date – so they can sell/value them at an enhanced ~67% retail value – is totally unacceptable.</p> <p>If this application is successful, the door will be jammed open to allow every similar developer to do same – to the detriment of the AHP in the UK.</p>
21/00449/FUL	Demolition and redevelopment of existing petrol filling station, including new kiosk building, forecourt canopy and below ground fuel tanks: Little Hampton Service Station 23 - 25 London Road Yaxley	<p>The Parish Council objects to this application on the grounds of over development, in the proposals insufficient space has been made available to traffic using the premises:</p> <ol style="list-style-type: none"> 1. The 'swept curves' confirm that some drivers leaving a petrol pump will have to manouvre 'with full lock' from a starting position, 2. No evidence is presented to demonstrate how cars might access parking spaces in front of the kiosk/shop area without having to pass, first, through the fuel pump positions. Should these not be available to access the parking spaces, when the pumps are all occupied, it may cause queuing back onto London Road. 3. No 'swept curves' have been added to indicate delivery vehicle movements to the parking bay adjacent to the store room.
20/02514/FUL	New dwelling and change of use of open space and footpath to garden land: Land At 41 Windsor Road Yaxley	The Parish Council supports the application but only on the proviso that the public footpath that runs down the side of the property through to Hawthorn Road remains, this path has been in use for 40 plus years.
21/00840/TELDET	Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated	The Parish Council is unable to support this application, the position chosen is totally unacceptable. The mast would be a great distraction to drivers, greatly increasing the risk of accidents at

	ancillary works: Land at and north of Speechley Road	the adjacent junctions, the mini roundabout and the zebra crossing. With a height twice that of any nearby dwellings/businesses/shops and immediately adjacent to the crossing/major route through the village it will be an eyesore at the centre of the village and will be overbearing on all around. We ask that a better location be found.
21/00737/REM	Application for approval of appearance, access, layout, landscape design and scale in respect of erection of 3 detached dwellings and garages with access: The Bungalow Great North Road Norman Cross	The Parish Council supports the application.
21/00229/REM	Reserved matters application for matters of access, appearance, landscaping, layout and scale, for the construction of a new primary school and nursery with associated outdoor-sports areas, infrastructure, access, parking and landscaping works, pursuant to outline planning permission 16/02017/OUT: Land East Of Aqua Drive Hampton Water	The Parish Council supports the application.
21/00771/S73	Variation of 20/00860/REM to C1 (Plans), C3 (Cycle Parking), C4 (Parking and Service), C6 (Cycle Storage) and C8 (Bin Storage) in order to amend the internal layout of units 1 and 2 with consequential changes to elevations and parking layout, and amended provision of external cycle parking: Phase 2 Eagle Business Park Broadway Yaxley	The Parish Council supports this application but would question why the exceedance flows (over and above what the SUDS system(?) can accommodate) from each unit are designed to simply flow down the road and then into the lagoon or dyke - is there no piped system at the entrance to each unit to carry this flow to the ultimate outfall?
21/00627/S73	Variation to Condition 2 (plans) of planning permission	Supports this application

	19/00260/FUL to allow for the inclusion of an additional first floor bedroom and a car port structure at the front: 10A London Road Yaxley Peterborough	
21/00741/HHFUL	Single storey extension to the rear: 61 Blenheim Way Yaxley Peterborough	Supports this application
21/00958/HHFUL	Proposed two storey side and single storey rear extension: 26 London Road Yaxley Peterborough	Supports this application
21/00413/FUL	Erection of building for education/training purposes (Use Class F1): 11 Crusader Court Harrier Way Eagle Business Park	Supports this application
21/00888/HHFUL	Proposed single storey side extension: 49B Middletons Road Yaxley Peterborough	Supports this application
21/00882/REM	Reserved Matters for 37 units pursuant to outline permission 16/02326/OUT for proposed development for Classes E (B1) (Business) and B2 (General Industrial Use) and B8 (Small Scale Storage and Distribution): Phase 2 Eagle Business Park Broadway Yaxley	Supports this application
21/00723/REM	Reserved Matters Application pursuant to Outline Planning Permission 09/01368/OUT for the approval of Landscaping details relating to the northern section of	Supports this application

	Phase 1 within Ownership Area: Land To The North Of Norman Cross London Road Peterborough	
21/00682/DISCHG	Discharge of condition 9b (Development Area Brief) in relation to ownership area M of planning permission 09/01368/OUT: Land To The North Of Norman Cross London Road Peterborough	Supports this application
21/00740/S73	Variation of condition 2 (Plans) to 20/01638/FUL for variation of design for plot 9B: Land At 9 Folly Close Yaxley	The Parish Council cannot support this application. In the original, approved, application (20/01638) the total height of the bungalow was just 4.826m and was acceptable to ourselves. This application wishes to increase the overall height by 1.530m, to a total of 6.356m, which is not a 'bungalow' as originally approved and is an overdevelopment of the site.
21/01065/HHFUL	Proposed Single Storey Side Extensions and Alterations: 43 Lancaster Way Yaxley Peterborough	Supports this application
21/00932/FUL	Change of use of land to form new residential garden space, with new 2.5m high composite fence: 16 Cock Close Road Yaxley	The Parish Council objects to this application for the following reasons: there has been no application to change the open space to residential use; loss of open space, the landscaping designs of the original planning application for the estate allowed for these open spaces and there loss would be detrimental to the area; loss of street scene, the character of the estate would be lost; and extending the fence would set a precedent for others and would result in a disjointed arrangement not in keeping with the area. A previous application to move a fence (17/00877/FUL) on another area of open space on this housing development was recommended for refusal by the Parish Council and was subsequently withdrawn by the applicant. The Parish Council are concerned that works to clear the area have already commenced, in advance of any planning permission being granted, and we would request that the area is reinstated to it's original condition by whichever party cleared the site.
21/01280/HHFUL	First floor extensions to front and rear of dwelling: 183 Broadway Yaxley Peterborough	The Council supports the application but has a concern that the proposal is moving the front elevations of the houses closer to Broadway.
21/00674/REM	Reserved matters approval relating to access, appearance, landscape, layout and	Supports the application

	scale for the construction of 30 dwellings and associated works pursuant to outline planning permission 02/01845/OUT: Hampton Leys London Road Peterborough	
21/01375/HHFUL	Single storey extension with garage conversion and alteration to fence line: 5 Beauvoir Place Yaxley	Recommends approval
21/00681/REM	Reserved Matters application for the approval of detailed vehicle access off the A15 (only) for the Western Peripheral Road / Central Boulevard link, pursuant to outline planning permission 09/01368/OUT in relation to land ownership Area M: Land To The North Of Norman Cross London Road Peterborough	The Parish Council supports the application but are disappointed to note how easily this application can widen the A15 to accommodate the extra turning lanes into this development, when they cannot do likewise at the North end of the proposed Yaxley Loop Road for the Great Haddon Development, to provide a turning lane into Yaxley.

YAXLEY PARISH COUNCIL PLANNING COMMITTEE 13th JULY 2021

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

(applications are available to inspect online by visiting the appropriate authority's website)

App. No	Proposal and Location	Type of Application
21/01099/HHFUL Huntingdonshire District Council	Proposed two storey extension to the right hand side of existing building: 2 Blenheim Way Yaxley Peterborough	Full
21/01450/HHFUL Huntingdonshire District Council	Side extension joining house to existing detached garage: The Hawthorns 14B Chapel Street Yaxley	Full
21/00939/REM Peterborough City Council	Reserved matters application for matters of access, layout, scale, appearance and landscaping pursuant to 16/02017/OUT for the construction of 125 new dwellings including car parking with associated infrastructure, public and private space and all ancillary buildings: Parcels R23-R27 Hampton Leys Phorpres Way	REM