



# **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 14<sup>th</sup> September 2021** in the **Austin Hall, The Amenity Centre, 48 Main Street, Yaxley**, after a meeting of Full Council, expected start time **8.00pm**.

*H. Taylor*

**Helen Taylor**  
Clerk to Yaxley Parish Council

7<sup>th</sup> September 2021

**THE PUBLIC AND PRESS ARE ALWAYS WELCOME**

## **AGENDA**

- PL.14     **Apologies for absence**
- PL.15     **Members Declaration of interest in items on the Agenda**
- PL.16     **Minutes**  
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 27<sup>th</sup> July 2021. – attached.
- PL.17     **Public Participation**  
A maximum of 15 minutes is permitted for members of the public to address the Council.
- PL.18     **Schedule of Applications considered by the Planning Committee**  
To note a schedule of applications considered by the Committee during August 2021 - attached.
- PL.19     **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](http://www.huntingdonshire.gov.uk/planning) or  
[www.peterborough.gov.uk/publicaccess](http://www.peterborough.gov.uk/publicaccess)

**Minutes of the meeting of the  
Planning Committee held in the Austin Hall, the Amenity Centre, Main Street, Yaxley  
on 27<sup>th</sup> July 2021 at 7.30pm.**

Present: Councillor P Russell – Chairman;

Councillors R Butcher, B Doncaster, E Gilchrist, S McMullon, M Oliver, S Sanderson and A Wood.

In attendance: H Taylor (Clerk), Councillors D Chapman and K Gulson.

**PL9. APOLOGIES FOR ABSENCE**

None.

**PL10. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

No declarations were received.

**PL11. MINUTES**

Councillor M Oliver proposed approval of the Minutes of the Meeting held on 13<sup>th</sup> July 2021. This was seconded by Councillor R Butcher and unanimously **RESOLVED**.

**PL12. PUBLIC PARTICIPATION**

No Member of the public wished to speak.

**PL13. PLANNING APPLICATIONS**

Application ref	Description	Parish Council observations
21/01026/REM	Reserved Matters Application for the approval of Foul Pumping Station details for the northern section of Phase 1, pursuant to Outline Planning Permission 09/01368/OUT in relation to land ownership Area O: Land To The North Of Norman Cross London Road Peterborough	Supports this application
21/01438/FUL	Change of use from residential to mixed residential and hair studio: 4 Royce Close, Yaxley	The Parish Council supports this application on the condition that it includes the creation of the additional parking space referred to in the design and access statement as the area does not appear in the plans.
21/01553/HHFUL	Proposed second storey extension: 27 Windsor Road, Yaxley	Supports this application
21/01575/HHFUL	Rear extension of existing single storey garage: 7 Dovecote Lane, Yaxley	Supports this application
21/00453/HHFUL	First Floor extension to existing bungalow: The Birches, Chapel Street, Yaxley	Supports this application

21/01102/FUL	Erection of building for Indoor Sport, recreation or fitness and provision of education: 12 Crusader Court Harrier Way, Eagle Business Park	Supports this application
21/01407/TELDET	Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works: Land South Of Speechley Road Yaxley	The Parish Council is unable to support this application, the position chosen is totally unacceptable by virtue of its prominent location and the amended minimum height of 15m is still excessive. The mast would be visually intrusive within the street scene and the wider context of the area. We believe that there are better locations in the village for the monopole.

Meeting closed at 8.20pm

Signed by the Chairman .....

Application ref	Description	Parish Council responses delegated to the Clerk August 2021
21/00362/FUL  Delegated	Proposed erection of a self-build detached dwelling and double garage with the demolition of the existing detached garage and a replacement double garage for the existing dwelling: Land Adjacent Laurel House 24 Church Street Yaxley	Supports this application
21/01654/HHFUL  Delegated	Single storey, ground floor, rear extension: 14 Owl End Walk Yaxley Peterborough	Supports this application
21/00449/FUL  Delegated	Demolition and redevelopment of existing petrol filling station, including new kiosk building, lighting poles, forecourt canopy and below ground fuel tanks: Little Hampton Service Station 23 - 25 London Road Yaxley	The Parish Council still objects to this application on the grounds of over development, in the proposals insufficient space has been made available to traffic using the premises: 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.
21/00964/REM  Delegated	Reserved matters application for matters of access, layout, scale, appearance and landscaping pursuant to the first tranche of phase 1 relating to 'ownership area O' outline planning ref 09/01368/OUT for the construction of 347 dwellings and associated drainage, infrastructure and noise mitigation: Land To The North Of	But the Parish Council are bemused that the developer always find sufficient room for turning lanes into his development but wasnt able to do the same further along the A15 for the residents of Yaxley.

	Norman Cross London Road Peterborough	
21/01673/HHFUL  Delegated	Proposed Two Storey side extension: 21A Church Street, Yaxley.	Supports this application
21/00604/REM  Delegated	Application for Reserved Matters Consent relating to access, appearance, landscaping, layout and scale (pursuant to Outline Planning Permission 16/02017/OUT) for the Erection of a Three-Storey building comprising a 80-bed Care Home (Use Class C2)  Site address: Eastern Parcel Of MU2 Land South Of Waterhouse Way Hampton Gardens	The Parish Council support this application but are concerned over the associated increase in traffic this application will have on the A15 and through the village.
21/00602/REM  Delegated	Proposal: Application for Reserved Matters Consent relating to access, appearance, landscaping, layout and scale (pursuant to Outline Planning Permission 16/02017/OUT) for the Erection of a Three-Storey building comprising a Convenience Food Retail Store (Use Class E) at ground floor with 10 flats above (8 x 2-bed	The Parish Council support this application but are concerned over the associated increase in traffic this application will have on the A15 and through the village.

	and 2 x 1-bed) with associated car parking, landscaping and the erection of a single-storey electricity sub-station: Land South Of Waterhouse Way And East Of Westbury Drive Hampton Gardens Peterborough.	
21/01365/FUL Delegated	Part demolition of offices (Use Class B1 and A2) attached to no 29 and making good of office wall and residential development of 2no houses at rear of site (Use Class C3) Site Address: Office 29 Main Street Yaxley	The Parish cannot support this application as the proposed dwellings is outside the village boundary and therefore a development of 'Back' land and the proposed property furthest from the road falls within the Level 2 flood plain so its development is not permitted by HDC.
21/01138/REM Delegated	Reserved matters application pursuant to outline planning permission 16/02017/OUT for approval relating to landscaping implementation of the hard and soft landscaping for Beeby's – East and Hampton Water Edge – Beeby's East & Hampton Waters Edge.	Supports this application
21/01090/DISCHG Delegated	Discharge of conditions C26(b) surface water drainage and foul water drainage for ownership – land to the North of Norman Cross, London Road.	Supports this application
21/01861/HHFUL Delegated	Proposed single storey front extension to form utility room, entrance hall and shower room: 23 Violet Way Yaxley Peterborough	Supports this application

<p>21/01907/TREE Delegated</p>	<p>3m lateral reduction of crown towards owners house of 5 ash trees, into appropriate pruning points to reduce overshadowing of garden and patio. Crown raise of same trees over neighbouring properties to rear to a height of 4m: 78 Blenheim Way Yaxley Peterborough</p>	<p>The Parish Council is unable to comment on this application as the necessary report on the condition of the TPO trees (Section 4 of the application form refers) has not been included.</p>
<p>21/01879/HHFUL Delegated</p>	<p>Demolish existing conservatory and construct new ground floor rear extension: 12 Bentley Avenue Yaxley Peterborough</p>	<p>Supports this application</p>

YAXLEY PARISH COUNCIL PLANNING COMMITTEE 14<sup>th</sup> SEPT 2021

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

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

<b>App. No</b>	<b>Proposal and Location</b>	<b>Type of Application</b>
<b>21/01964/REM</b> Huntingdonshire District Council	Proposed single storey residential dwelling with associated parking and amenity: Land North Of 8 Cherrytree Walk Yaxley	Full
<b>18/02621/FUL</b> Huntingdonshire District Council	Demolish existing farm type building and replace with Modern barn type building and build farm type building to enclose two existing containers to store the vintage farm equipment in: Agricultural Buildings South Of 3 Askews Lane Yaxley	Full