

Weldon Parish Council

Clerk: Sue Cook

Mobile: 07825 925 210

Email: scweldonpc@gmail.com

Website: <https://weldonparishcouncil.org>



Minutes of Planning Committee Meeting held on Wednesday 13th January 2022

Councillors Present	Michael Page (Chair), Colin Shepard and Graham Stray
Also Present	Sue Cook (Clerk)

PC.092 Mrs Watt submitted Apologies and these were accepted

PC.093 No Declaration of interest registered

PC.094 The Minutes of the meeting held on 16th November were approved

PC.095 A question had been raised about Section 106 monies not being available to the Parish Council. The Clerk explained that Section 106 monies should be applied for by the Parish Council to the developer at the time of the application being submitted to the Planning Department or at the time of consultation.

PC.096 There was nothing new to report on **Shelton Road Incinerator**.

PC.097 Cowthick update – the 6 to 8-week meetings continue with Mulberry Managing Director of Developments, Phil Jones, who is very much aware of the village and wants to be a good neighbour. The site is continuing with enhancing the environment.

PC.098 Oundle Road School – Cllr Page continues to try to contact both the Planning Consultant and the Schools' Trust, both are aware that the Parish Council are keen to engage with them. Construction traffic will access the site via Spine Road. An access point has been gained along the Oundle Road however this is deemed to be at the blind spot for seeing traffic approaching from Benefield, Cllr Page to investigate.

PC.099 The following Planning Applications were reviewed

- a) NC/21/00548/CON | Details Pursuant to Discharge Condition C8b (Foundation Design) of Planning Permission 13/00026/RVC specifically associated with Parcel E4 on Zone 1 at Priors Hall - No comment required
- b) NC/21/00522/DPA - Demolition of existing bungalow and garage for the development of 5 two storey houses. Formation of a new vehicle access, provision of carparking and landscaping works – 143 Corby Road – Objected for the following Two of the properties being 2.5 storey high is out of keeping with nearby properties, 5 X 3-bedroom properties gives a possibility of up to 15 children requiring school places in the village primary school which is already oversubscribed. There will be constant noise, smell, and vibration, along with possible anti-social behaviour and littering, from the neighbouring petrol station and business, the site is already overrun with vermin. There is no provision for the disposal of sewage with the application. There is a turning refuge for turning right into the neighbouring garage which may result in queuing traffic and obscuring oncoming traffic when turning in or out of

the proposed site. There is also a bus stop on the opposite side of the road at times impatient drivers overtake the stationary bus at the bus stop on the wrong side of the road due to the bollards on the refuge into the path of vehicles on the down side of the road, which has resulted in several near misses. Concern has been raised that the tree and hedge section within the application has been filled in incorrectly. There will also be an amount of loss of light to the neighbouring property.

- c) NC/21/00538/DPA - Partial demolition of stone wall to widen opening to allow vehicular access to frontage. Off street parking for home owner to be created within boundary in front of property. New vehicular crossover to be created - 33 Stamford Road – No comment, Highways already objected to the proposal.
- d) NC/21/00540/DPA - Replacement of existing timber and pvcu windows with pvcu windows within the elevation of the building - 15A High Street – No Objection
- e) NC/21/00526/PATEL 16m Phase 8 Monopole C/W wraparound Cabinet at base and associated works at Weldon Park - No Objection.

PC.100 Outstanding applications

- a) NC/21/00412/REM, 00414/CON, 00415/CON & 00413/CON works at Priors Hall Zones 1, 2 &3. **No comments required**
- b) NC/21/00366/OUT – B8 Warehousing at Birchington Road – **Desk Study documents uploaded**
- c) NC/21/00377/REM All Reserved Matters Pursuant to Outline Planning Permission Reference for 336 Dwellings and associated infrastructure associated with Parcels 1 and 4 at Zone 2 of the Priors Hall Park Development Site – **Parish Council not asked to comment.**
- d) NC/21/00024/REM – Phase 3 Weldon Park – **Parish Council's Objection stays in place for now.**
- e) **20/00538/DPA 26 Dwellings at Glebe Farm, Church Street – decision date 4th March Amended drawings submitted 6th January for garages**
- f) **20/00365/OUT Outline Planning for Erection of "Start-up" Employment Units and a "Drive-thru" Restaurant with associated car parking, servicing and landscaping at Bangrave Road, Weldon. New comments from Highways uploaded 7th January**

PC.101 **Date of the next Planning Committee meeting** was set at Tuesday 15th February 2022 starting at 6:30p.m. in the Village Hall Annex

With no further business Cllr Page closed the meeting at 7:20p.m.