



YAXLEY PARISH COUNCIL

Amenity Centre, Main Street, Yaxley Peterborough PE7 3LU

Tele/Fax 01733 241958

Email: clerk@yaxleypc.org.uk Website: www.yaxleypc.org

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 28th February 2023** in **The Council Chamber, the Amenity Centre, 48 Main Street, Yaxley PE7 3LU**, after a meeting of the **Community Facilities Committee**, expected start time **8.00pm**.

H. Taylor

Helen Taylor
Clerk to Yaxley Parish Council

21st February 2023

THE PUBLIC AND PRESS ARE ALWAYS WELCOME

AGENDA

- PL.60 **APOLOGIES FOR ABSENCE**
- PL.61 **MEMBERS DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**
- PL.62 **MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 14th February 2023. – attached.
- PL.63 **PUBLIC PARTICIPATION**
A maximum of 15 minutes is permitted for members of the public to address the Council.
- PL.64 **PLANNING APPLICATIONS AND CORRESPONDENCE**
To discuss those applications listed on the attached schedule and any others received after the agenda despatch – ***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 in the Council Chambers, the Amenity Centre,
Main Street, Yaxley on 14th February 2023 at 8.45pm**

Present: Councillor P Russell - Chairman;

Councillors R Butcher, R Doncaster, E Gilchrist, S McMullon and A Wood.

In attendance: H Taylor (Clerk).

PL54. APOLOGIES FOR ABSENCE

An apology for absence was received and accepted from Councillor M Oliver.

PL55. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

PL56. MINUTES

Councillor R Butcher proposed approval of the Minutes of the Meeting held on 10th January 2023. This was seconded by Councillor A Wood and unanimously **RESOLVED**.

PL57. PUBLIC PARTICIPATION

No Member of the Public wished to speak.

PL58. SCHEDULE OF APPLICATIONS CONSIDERED BY THE PLANNING COMMITTEE

Members also received and noted the following decisions dealt with under delegated authority:

22/02370/HHFUL Delegated	Proposed two storey and single storey rear extension: 14 Dovecote Lane Yaxley	The Parish Council is happy to support this application - the owner has been very generous to his neighbour - amending his design to satisfy all of his requests.
23/00102/FUL Delegated	Retrospective front entrance alteration only: 93A Main Street Yaxley	<p>The Parish Council objects to the application on the following grounds:</p> <ol style="list-style-type: none">1. The existing signage is not fit for purpose - we have photos showing that it is currently damaged;2. The property is in a Conservation Area - has CAC been sought?3. Being in a CA and close to Listed Structures around The Green, we would expect, as a minimum, that the historic corbelling detail should be visible/maintained, with any signage being wall mounted between same (we have photos of the original/underlying detail and there is an available area for any signage), and not placed to obscure all of this detailing.4. Please note that drawing 003 is confusing as it seems to have the corbels

		<p>on the front elevations in the wrong position (possibly due to the use of 3rd angle projection) so the space for the signage is less than indicated.</p> <p>Happy to provide photos.</p>
23/00134/HHFUL Delegated	Proposed single storey outbuilding to rear garden: 3A Windsor Road Yaxley	<p>The Parish Council does not support this application as it is certainly an overdevelopment of the site - being a full width building right up against the neighbours to the rear - we are concerned that none of the submitted drawings include the closest neighbouring properties in Badger Close. The Architect includes a typo in his covering letter making finding the withdrawn application slightly harder to find and the building is still 3150mm high (lower than the original at 3800, but still too high).</p> <p>As suggested originally, by HDC, to the applicant, the building needs a flat roof and, being an alleged 'garden room', does not need an internal ceiling height of 2500mm (especially as the Architect says that due to the large footprint of the building it needs such a height to make it well proportioned). We therefore suggest they therefore change to a flat roof, lower ceiling height and a smaller footprint.</p>

PL59. PLANNING APPLICATIONS AND CORRESPONDENCE

Application	Description	Response
23/00177/HHFUL	Single storey and two storey rear extension and associated alterations: 5 London Road Yaxley	The Parish Council supports this application, the neighbour expresses an opinion that they would prefer a flat roof however the single roof ridge of the extension is only 3.8m high where the existing property is 8m above ground so there is already shadow from the existing building.
23/00107/FUL	Erection of a bungalow: 165 Broadway Yaxley	The Parish Council supports this application, the new building is lower than the adjacent building, is in keeping with the street scene and continues the line of the properties on Middletons Road. We would recommend that consideration be given to moving the drive slightly north by 1m which would enable vehicles to enter and leave the property in forward gear. Given the entrance's proximity to the junction on Broadway this would aid road safety.

23/00157/HHFUL	Extension to side and rear of bungalow: 5 Stonehouse Road Yaxley	The Parish Council supports this application as the extension is in keeping with the area. However, we ask whether the neighbour has given permission for temporary occupation of their land to build the extension as this will be required to dig the foundations given that the new build is 70mm away from the adjacent building.
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Meeting closed at 9.05pm

Signed by the Chairman

YAXLEY PARISH COUNCIL PLANNING COMMITTEE

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

28th February 2023

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

App. No	Proposal and Location	Type of Application
23/00261/HHFUL (Huntingdonshire)	15 Green Lane Yaxley - Erection of single storey rear extension	Full
23/00285/TREE (Huntingdonshire)	14 Middletons Road Yaxley - T1 & T2 - Ash - re-pollard by 4 metres - due to T1 overhanging neighbours conservatory and T2 overhanging neighbours property and driveway T3 - Ash - Fell	Full