

**Minutes of the meeting of the
Planning Committee held in the Council Chamber, the Amenity Centre, Main Street, Yaxley
on 28th November 2023 at 8.00pm.**

Present: Councillor A Wood – Vice Chairman in the Chair

Councillors R Butcher, B Edwards and M Oliver.

In attendance: H Taylor (Clerk) and three Members of the Public.

PL48. APOLOGIES FOR ABSENCE

Apologies for absence from the meeting were received and accepted on behalf of Councillors E Gilchrist and P Russell.

PL49. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

PL50. MINUTES

Councillor B Edwards proposed approval of the Minutes of the Meeting held on 14th November 2023. This was seconded by Councillor R Butcher and unanimously **RESOLVED**.

PL51. PUBLIC PARTICIPATION

The neighbouring residents of the land north of the Green spoke in relation to 23/02095/FUL expressing concerns regarding vehicle access and parking for the new development explaining that the layout would result in excessive parking on nearby narrow roads and would create difficulties for emergency services to get through. They reported that residents and visitors of Beaton Close currently park on the road, a narrow road, and the design of the driveways and entrances to the proposal would prevent this from happening and would have a knock on effect on the surrounding roadways. Mention also was made of issue of surface water as the adjacent Middleton Road floods after heavy rain, the loss of privacy and overshadowing for those homes on the Green and concerns the proposals will have a detrimental effect on the wildlife that can currently be found there including bats and deers.

PL52. PLANNING APPLICATIONS

Application	Description	Response
23/01832/FUL	Demolition of existing temporary buildings. Use of land for car sales and erection of new building for use as a car sales office and associated workshop – Car Mart Station Bridge, Broadway, Yaxley	The Parish Council recommends approval.
23/00891/HHFUL	Roof extension to create an additional bedroom – 3 Broadway, Yaxley	The Parish Council recommends approval.
23/02095/FUL	Demolition of existing buildings. Erection of 8 terraced dwellings, including landscaping, pedestrian and vehicular accesses – land North of 12A of the Green, Yaxley	The Parish Council wishes to see the redevelopment of this derelict site but cannot support this application. We feel it is overdevelopment of the site, there is no provision for visitor parking and the driveways and vehicles entrances will impact on the surrounding roads. The development would remove

		<p>some of the available visitor/resident parking available on Beaton Close pushing vehicles out onto the Green and Middleton Road. All of these roads are located in the old part of the village and are very narrow, additional parked cars will cause congestion and access issues particularly for emergency vehicles. The proposed property on the corner of Beaton Close/Middletons Road is not in keeping with the surrounding area and is overdevelopment. It needs to be a smaller property that matches the existing and proposed properties in Beaton Close. The land itself is considerable lower than the surrounding areas and this needs to be considered given that Middleton Road floods after heavy rain. There are also a habitat of wildlife on the site including bats and muntjacs. Finally, some directly adjacent properties were not written to regarding the development when they should have been.</p>
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Meeting closed at 8.40pm

Signed by the Chairman**Andrew Wood 12th December 2023**.....