

NEWTON IN THE ISLE

PARISH COUNCIL

Clerk: Dave Gibbs, 358 High Road, Newton-in-the-Isle, PE13 5HS
Tel: 01945 870083 • Email: parishclerk@newtonintheisle.org.uk

Minutes of a meeting of Newton-in-the-Isle Parish Council Planning Committee held in the Village Hall on Tuesday 5th December 2023

Present - Cllr R Bradley (Chairman), Cllr D Freeman, Cllr R Moore, Cllr B Simpson, Cllr K Simpson, D Gibbs (Clerk), 14 members of the public

006/23 Apologies for Absence

Cllr S Clark, Cllr E Jones

007/23 Planning Applications

- a) F/YR23/0884/F - Erect a dwelling (2-storey, 3-bed) with detached garage including formation of a new access - Land East of Charity Farmhouse, Goredike Bank, Gorefield.
- Members noted that the application is a resubmission without material change of an application submitted previously under reference F/YR17/0872/F which was not supported by the Parish Council at that time and subsequently refused permission. They restated their previous opinion that the proposal represents unsustainable development in the open countryside, outside the core built form of the village, contrary to policies LP12 and LP3. The proposed dwelling would be out of keeping with surrounding properties contrary to policy LP16 making neither a positive contribution to the local distinctiveness and character of the area, nor enhancing its local setting or improving the character of the local built environment. Permitting this development would set a precedent for further unsustainable development on numerous similar sites fronting onto Goredike Bank and Fitton End Road.
- Members resolved not to support the application.

- b) F/YR23/0996/O - Erect up to 6 x dwellings (outline application with all matters reserved) - Land North of High Trees, Rectory Road, Newton-in-the-Isle
- Members considered this application and the views of the members of the public who attended the meeting, the majority of whom were opposed to the proposed development.

The site is one of a number of locations identified by the Parish Council during the recent Emerging Local Plan process as suitable for frontage residential development in keeping with the existing character of the village. The whole site lies in Flood Zone 1 and is situated less than 150m from Newton Village Hall, the hub of the community. It sits on the village bus route and its close proximity to the A1101 will minimise the traffic impact to the wider village. The introduction of a 3-storey 6-bedroom dwelling adjacent to the site has established a precedent for modern executive-style housing in Rectory Road, and modest infilling of this nature is considered acceptable.

In the wider context, this proposal aligns with the Parish Council's aims to allow an appropriate level of growth to ensure the long-term sustainability of the village, as outlined in paragraph 6.7 of the Draft Local Plan. This site is ideally suited to facilitate the level of necessary growth highlighted in the Draft Plan.

Members expressed strong support for the proposed development.

- c) F/YR23/0998/O - Erect 1no dwellings (outline application with matters committed in respect of access) - Land West of 225 High Road, Newton-in-the-Isle

Members considered this application. The Council supports the addition of infill dwellings on the High Road. This part of the village is characterised by individual dwellings of different ages, sizes and styles, so whilst only considered here at outline stage, the proposed dwelling is likely to improve the current appearance of the site.

Members resolved to support the application.

008/23 Update on Previous Applications

F/YR22/0957/F and F/YR22/0958/LB - Convert existing barn, and erect a link extension (to existing dwelling), erect a 2-storey building involving the demolition of existing piggery, to form 2 x annexes (2-storey 2-bed) ancillary to existing dwelling, and erect a first-floor extension to existing outbuilding and a double garage (part retrospective) - Newton House, 217 High Road, Newton-in-the-Isle. Granted.

F/YR23/0056/F - Erection of 15.545m high (approx) (hub height) wind turbine - Wind Turbine at Land North West of Ivy Cottage, Seaford Farm, Cross Drove, Newton-in-the-Isle. Granted.

F/YR23/0243/TRTPO - Fell 1x Beech tree and works to 4x Yew and 4x Sycamore trees covered by TPO 13/1966 - Priory House, Chapel Lane, Newton-in-the-Isle. Granted.

F/YR23/0315/O - Erect up to 2 x dwellings (outline application with matters committed in respect of access) involving the demolition of 3x existing outbuildings - Land East and West of Croft Grange, 307 High Road, Newton-in-the-Isle. Granted.

F/YR23/0347/F - Erect a dwelling (2-storey, 2-bed) involving demolition of existing outbuilding - Land East of Fitton House, Fitton End Road, Newton-in-the-Isle. Refused.

F/YR23/0403/F - Change of use of land to secure dog exercise area - Land West of 1 Ferry Farm, Ferry Lane, Newton-in-the-Isle. Refused.

009/23 Other Planning Matters

None.