

Planning Committee Minutes

Date: 8 October 2025

Time: 10:00 am – 10:27 am

Venue: New Shire Hall, Alconbury Weald

Present: Councillors Henry Batchelor (Chair), Chris Poulton (Vice Chair), Laurence Damary-Homan, David Levien, Christine Whelan, Ian Gardener, Samantha Hoy, Des Watt, Bryony Goodliffe

1. Notification of Chair and Vice Chair

It was resolved to note the appointment of Councillor Henry Batchelor as Chair and Councillor Chris Poulton as Vice Chair of the Planning Committee by Full Council for the municipal year 2025/26.

2. Apologies for Absence

None.

3. Declarations of Interest

Councillor Gardener declared an interest regarding Hemington Road in relation to the AD plant and service road and Thrapston Road, Ellington as the local Member for Alconbury and Kimbolton.

4. Minutes – 5 March 2025

It was resolved to approve the minutes of the meeting held on 5 March 2025 as a correct record.

5. At: The Old Brickworks, Puddock Hill, Warboys, PE28 2TX

Applicant: Mr Jonathan Field, Thermeco Energy Ltd

Application Number: CCC/22/151/FUL

For: Construction and operation of thermal treatment facility for the generation of electricity from non-hazardous, residual waste (post-recycling); including associated plant and infrastructure, vehicular access, car parking and landscaping

Following agenda publication, the applicant informed the Council that they formally withdrew this application. As a result, Members of the committee consented to withdraw this item from consideration at the meeting.

6. Enforcement and Monitoring Update Report

The Committee received the Enforcement and Monitoring Update Report on the formal enforcement action taken between 1 January 2025 and 1 September 2025. In that period, the Council served four planning contravention notices, one breach of condition notice, one stop notice, and two enforcement notices, one of which at Slate Hall Farm was the subject of an appeal with an Informal Hearing scheduled for 3 February 2026. A further enforcement notice was likely to be served in relation to land at the junction of Gosling's Drove and Two Pole Drove in Farcet.

Three appeals were pending determination by the Planning Inspectorate at the time of the report, with a fourth having been determined in favour of the appellant relating to a certificate of lawful use regarding land at Mill Road, Fen Drayton. The team received 21 new complaints in the period reported on with an additional 11 having been received previously and the investigations remained ongoing into this period. Officers encouraged elected Members and members of the public to report issues to the Council, but due to the need for legal rights of entry, investigations should be left to the Local Authority to carry out.

There had been a rise in monitoring charges in the financial year 2025-26 for active sites (to £504 per visit) and inactive sites (to £168 per visit). The team would conduct 87 prearranged monitoring inspections on authorised sites in the current financial year.

Members raised questions resulting from the report:

- Officers confirmed that there was no update to report regarding delays with obtaining appeal decisions from the planning inspectorate. Contact had been made with the planning inspectorate regarding a number of outstanding appeals, though it was acknowledged that wait times were up to two years.
- The Secretary of State had granted a Development Consent Order for the energy from waste incinerator at Wisbech by M/V Environment Medworth Limited, which would create incinerator bottom ash (IBA) through the burning of waste. This was separate to the local planning regime and had no link to any county applications, including Saxon Pit. However, it was acknowledged that there was an application in progress by Johnsons, one of the companies working out of Saxon Pit, which processed IBA into incinerator bottom ash aggregate (IBAA).
- Officers confirmed that existing planning permission at Saxon Pit allowed for crushing of construction and demolition waste. The upcoming application would propose the crushing of IBA using the same machinery. Though there had been reports of noise from the site which were investigated by Fenland District Council Environmental Health, these were found to be coming from other Whittlesey developments unrelated to Saxon Pit. As a result, no enforcement actions were pending or required at the time, though residents were encouraged to report potential breaches for investigation.
- In acknowledging that the Saxon Pit site was complex and would be an ongoing application site for the committee, officers agreed it would be beneficial to share a briefing with Members on the history of the site with updates, as well as circulate the

minutes from the meeting on 15 September which contained the regulators update.
ACTION REQUIRED

- It was confirmed that there were no further updates from the Planning Inspectorate (PINS) regarding the Harthay Farm site on Thrapston Road, Ellington. Officers noted that the two-year decision period was approaching and the site continued to be monitored regularly. A recent visit showed little change on the ground, aside from several storage containers, which fell under Huntingdonshire District Council's planning remit rather than minerals and waste. The authority was still waiting for PINS to progress the matter.

It was resolved to note the report.

7. Summary of Decisions Taken Under Delegated Powers

The Committee received a report that provided a summary of the decisions taken under delegated powers.

Members raised some queries:

- Regarding a Saxon Pit application being determined using delegated authority, officers explained that the scheme of authorisation required applications to go to committee in specific circumstances, such as if a proposal were a major departure from policy, generated significant public interest, was called in by the local member or chair, or had unresolved objections from statutory consultees. None of these triggers applied to the list of decisions presented. Although matters relating to Saxon Pit could be sensitive, the application approved under delegated authority was for a modest extension of time to complete existing work.
- Regarding Hemington Lodge Road, the proposed anaerobic digester (AD) plant was to be mainly located in Northamptonshire, but its gas connection would cross into Cambridgeshire, requiring two parallel planning applications. Cambridgeshire could only assess the small section involving a sunken pipe, which was uncontroversial, while Northamptonshire had to decide on the main development. Objections were raised by Cambridgeshire's Highway Authority regarding the suitability of Hemington Lodge Road for the increased traffic the AD plant would generate. In response, the applicant proposed a new access road, which formed the basis of the current application under consideration by Cambridgeshire County Council with a parallel application to North Northamptonshire. It was noted that North Northamptonshire still needed to determine the AD plant itself, and if it refused permission, the new road would not be built.

It was resolved to note the report.

Chair