

POTTON TOWN COUNCIL

Minutes of the Extra-Ordinary Meeting of the Town Council held on
Tuesday 3rd December at 7.05pm the Community Centre
following a meeting of the Planning Committee

Present: Councillors Dr C. Craig, Mr J. Hobbs, Mr G. Horsfall, Mr R. Kett, Mr A. Inkersole, Mrs C. Leggatt, Mr D. Norman, and Mr J. Price Williams (Chairman).

Absent: Councillors Mrs H. Cairns, Mr J. Day, Mrs V. Gwilliam, Mr A. Macdonald, and Mr A. Zerny.

Also present: The Town Clerk.

1. Apologies for Absence

Formal apologies for absence had been received from Councillors Mr J. Day, Mrs V. Gwilliam, Mr A. Macdonald and Mr A. Zerny.

2. Declaration of Interest

Councillors were reminded that they should declare an interest in any matter of personal or prejudicial interest to be discussed at this meeting.

3. Public Participation Session

The Chairman asked if members of the public had any questions and if members had any questions from the public for the town council.

No members of the public were present. No questions.

4. Development in Potton

Planning Applications considered by the Planning Committee at its meeting on 3rd December 2024 for recommendation to Town Council at its next meeting.

The Planning Committee resolved to recommend to defer the applications to the town council meeting which follows the meeting of the Planning Committee.

Application No: CB/24/03059/FULL

Location: The Old Coach House Hotel, 12-13 Market Square, Potton, Sandy SG19 2NP

Proposal: Demolition of rear toilet block and erection of ground floor restaurant extension and new entrance at rear. Rebuild of historic barns to create 6no. new bed and breakfast suites over 2 storeys. Car park alterations, install electric charging points and dedicated external storage areas including the erection of refuse and ancillary stores.

Weblink:

<https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/24/03059/FULL>

Application No: CB/24/03060/LB

Location: The Old Coach House Hotel, 12-13 Market Square, Potton, Sandy SG19 2NP

Proposal: Listed Building: Demolition of rear toilet block and erection of ground floor restaurant extension and new entrance at rear. Rebuild of historic barns to create 6no. new bed and breakfast suites over 2 storeys. Car park alterations, install electric charging points and dedicated external storage areas including the erection of refuse and ancillary stores.

Weblink:

<https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/24/03060/LB>

Members discussed the application at length, mentioning number of parking spaces and access and egress to and from the highway (Market Square).

It was **resolved** to support the application in principal as a commercial enterprise within the town, although we raise the following concerns.

There is concern about parking, and access and egress to and from the highway. There is approx. 30m from the car park to the highway without a passing point and there is a requirement to consider a traffic lights system to assist with access and egress to and from the Market Square. Any illegal reversing onto the highway would cause a danger to pedestrians. The residential dwellings at the rear of The Old Coach House use the same access and egress point as the clients of the hotel. With the proposed location of the refuse area, bin lorries will block access and egress. We suggest that the refuse area, bike racks and log store are relocated to allow a passing point for vehicles leaving the car park and thus giving a priority to enter the car park.

Currently the hotel car park floods and excess rain water flows into the Market Square. The landscape proposals on pages 40-41 mention permeable surfaces, but unfortunately omit to confirm if soft landscape will be in the form of a rain garden. The bottom centre illustrative images on page 41 is a rain garden, while the bottom left image show additionally further planting styles that would be appropriate for biodiversity and climate resilience within a rain garden. The town council would like to see swift boxes installed on the proposed restaurant extension (facing East).

Application No: CB/24/03159/FULL

Location: Sunnyside, 100 Sandy Road, Potton, Sandy SG19 2QQ

Proposal: Demolition of existing commercial structure. Erection of eight dwellinghouses and associated works.

Weblink:

<https://cbc.aifusion.io/planning/publicViewer.html?caseID=CB/24/03159/FULL>

It was **resolved** to object to the change from light industrial to residential dwellings. This is a brownfield site and should remain as light industrial site. The town council will look favourably on light industrial redevelopment.

5. To note the date of the next meeting

Members noted the date of the next meeting is on Tuesday 7th January 2025 following a meeting of the Planning Committee at 7pm in the Community Centre.

There being no further business, the meeting closed at 7.50pm.

Signed: Date:
Chairman

Mission Statement

The aim of Potton Town Council is to serve the people of this town to the best of its ability.