

## HEMINGFORD GREY PARISH COUNCIL

### Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 11 January 2016 at 7.00 pm in the Reading Room

**Present:** Cllrs: Robin Waters (Chairman) Don Costello  
Janet Brasnell Steve Herring  
Derek Clifton John Jenkin

**In attendance:** 18 members of the public including Cllrs D Dew, S Hunt and R Elliott, and Mrs A Griffiths (Minutes Secretary, LGS Services).

#### **Comments and observations from members of the public and from the County and District Councillors**

A resident stated that the Public Hearing for the Long Lane Lake appeal would be held on Tuesday 15 March 2016 at 10 am at Pathfinder House.

A resident of Meadow Close spoke on behalf of himself and five other residents to outline his objections to the application for 1 Meadow Close, on the grounds that the building was out of character for the area, and would spoil the appearance of the conservation area; the proposal also differed from that originally submitted.

On a proposition by the Chairman, it was agreed to vary the order of business to bring item 5.1.1 forward to earlier in the meeting.

A resident outlined her objections to the National Centre for the Great War, which conflicted with the quiet nature of tourism in the area at present, detracting from the quiet pursuits of walking and riding.

A resident of Hemingford Abbots stated that there was a great deal of concern in Hemingford Abbots about the application. The Parish Council had recommended refusal and 81 letters from residents had so far been sent to HDC objecting on the grounds of noise, traffic, road safety, and the environmental damage to the conservation area and to the green strategic corridor. She urged the Parish Council to join Hemingford Abbots in opposing the application. A comment was also made that the proposal constituted a theme park, which would generate unnecessary traffic in a heritage area, and which together with the wakeboarding facility, would place pressure on the villages.

Cllr Dew arrived at 7.10 pm.

#### **1. Apologies for absence**

Apologies were received from Cllrs Seamark (late appointment) and Hall (out of parish).

#### **2. Declarations of interests**

##### **2.1 To receive declarations of interests from councillors on items on the agenda and details of dispensations held**

Cllr Jenkin declared an interest in item 5.1.1 as he knew the applicant quite well.

##### **2.2 To receive written and grant any requests for dispensations as appropriate for items on this agenda**

None.

#### **3. To approve the minutes of the Planning Committee meeting held on 23 November 2015**

RESOLVED to approve the minutes of the Planning Committee meeting of 23 November 2015. (Prop JB, 2nd JJ, unanimous) The minutes were signed by the Chairman.

##### **5.1.1 15/02085/HHFUL – 1 Meadow Close – Two storey front extension**

RESOLVED to recommend refusal <sup>(Prop JB, 2nd SH, carried with 5 in favour and 1 abstention)</sup> on the grounds that this extension, in a Conservation Area would;

- Have an overbearing impact on the development – no other properties in the close have extended so close to their front boundaries
- Have a detrimental impact on the views from the surrounding properties
- Set an inappropriate precedent
- Lead to a loss of privacy for several other properties in Meadow Close.

#### **4. To consider any matters arising from the last meeting**

4.1.1 15/01563/FUL – Fairways Lodge, Cambridge Road, Hemingford Abbots – Change of use of golf course to National Centre for the Great War (NCGW), revised access arrangements, provision of car park and coach park, erection of buildings for museum (replica training camp), erection of fishing lake/balancing pond and internal watercourse, excavation for replica trenches, erection of earth bunds, laying of track for narrow gauge railway, creation of memorial garden, erection of trenches for use as film set

RESOLVED to recommend refusal <sup>(Prop RW, 2nd JB, unanimous)</sup> on the grounds that the development:

- Would affect the peace and tranquillity of the quiet Hemingford villages
- Would create unacceptable volumes of local traffic – especially on ‘event’ days
- Would inevitably overwhelm the narrow (in some cases single track) roads already used as ‘rat runs’ when the A14 is congested
- Would provide inadequate access to the site for the cars and coaches predicted
- Would cause unacceptable noise levels (on the basis of figures in the business plan) for dwellings in Hemingford Grey parish that lie within a mile of the site (several south of the A14 and in The Thorpe, Langley Way, Westmeare, Priors Road, Hayley Close and parts of Gore Tree Road).
- Would be unlikely to succeed on the basis of the financial backing so far achieved and on the current business plan.

4.1.2 Long Lane Lake Appeal

RESOLVED to note that the Public Hearing for the appeal would take place on 15 March 2016 at 10.00 am. Thanks were expressed to the resident. Cllr Dew as District Councillor was asked to note that there had been no official notice of the Planning Hearing from HDC.

#### **5. To consider planning applications, decision notices and tree works applications received**

5.1 Planning applications

5.1.1 15/02085/HHFUL – 1 Meadow Close – Two storey front extension

Taken earlier.

5.1.2 15/00185/FUL – 14 Pound Road – Proposed detached bungalow (additional information)

RESOLVED to make no change to the recommendation of refusal.

RESOLVED that Cllr Jenkin should attend the Planning Committee on 18 January to speak against the application. <sup>(Prop JB, 2nd DCI, unanimous)</sup>

5.2 HDC decision notices, appeals notices, enforcement notices and planning correspondence received from Hunts District Council for information only

5.2.1 APP/H0520/W/15/3007954 – Appeal by BDW Developments Ltd and Trustees of St Ives (Hunts) Golf Club – Former St Ives Golf Course, Houghton Road, St Ives, Cambridgeshire – Appeal allowed and planning permission granted.

5.2.2 15/01951/PMBPA – Agricultural buildings, Long Lane Farm – Change of use of agricultural buildings to dwelling houses including building operations - Approved subject to conditions including an asbestos survey.

5.3 Tree works applications

On a proposition by the Chairman, the meeting was briefly suspended to enable the Tree Warden to report.

5.3.1 20 The Thorpe

RESOLVED to recommend approval (Prop RW, 2nd JB, unanimous)

5.3.2 74 High Street

RESOLVED to recommend approval (Prop RW, 2nd JB, unanimous)

5.3.3 4 Church Street

RESOLVED to recommend approval (Prop RW, 2nd JB, unanimous)

5.3.4 2 The Thorpe

RESOLVED to recommend approval (Prop RW, 2nd JB, unanimous)

5.3.5 Ashdown, 2 Madeley Court

RESOLVED to recommend approval (Prop RW, 2nd JB, unanimous)

5.3.6 7 Mill Lane

RESOLVED to defer this item to the next meeting.

5.3.7 Thorpe Acre, The Thorpe

RESOLVED to defer this item to the next meeting.

**6. Closure of meeting**

There being no further business the Chairman declared the meeting closed at 7.25 pm.

Signed \_\_\_\_\_ (Chairman) \_\_\_\_\_ (Date)