

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 9 May 2016 at 7.00 pm at the Reading Room

Present: Cllrs: Robin Waters (Chairman) Don Costello
 Richard Allen Riva Elliott
 Janet Brasnell Steve Herring

In attendance: 30 members of the public and Mrs Gail Stoehr (Clerk).

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

Several residents had attended the meeting to comment and express their views to the application for land on 21 and 22 Langley Way. These included that it was not an attic bungalow but had a full height roof; it was overbearing and overlooking; there was an error in the plans as to the distance to the adjacent dwelling; it was detrimental to the street view; overbearing; it impeded a resident's current view; contrary to planning policy, there was no reference to the planning constraints and the design was unsympathetic; existing parking was already problematic for residents causing problems when exiting driveways and with parking on the chicane and this application would exacerbate the problem (currently 49 cars owned by existing 21 properties); the height of the proposed dwelling in comparison to other dwellings would lead to loss of light; any notices had either not been visible or not published. The historic background to the covenant on Langley Way was highlighted.

The applicant spoke to her application and explained that she had sought pre-application advice from Huntingdonshire District Council and their requirements had been met. The personal circumstances were outlined.

1. **Apologies for absence**
Apologies for absence were received from District Cllr Ian Bates and Cllrs Clifton and Jenkin (both 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
None.
 - 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 11 April 2016**
RESOLVED that the minutes of the Planning Committee meeting of 11 April 2016 be approved and signed by the Chairman. (Prop DCo, 2nd RA, unanimous)
4. **To consider any matters arising from the last meeting**
 - 4.1 To consider correspondence from resident objecting to application 16/00621/FUL – land adj 1 Victoria Terrace
On a proposition by the Chairman, it was agreed to take this under item 5.1.3.
5. **To consider planning applications, decision notices and tree works applications received**
 - 5.1 Planning applications
 - 5.1.1 16/00386/FUL – Land at 21 & 22 Langley Way – Construction of new chalet bungalow on a plot formed of land between 21 and 22 Langley Way

Concerns were expressed that the site plan was not consistent with the site plan shown by the HDC website, the residents' comments that the application was not visible on the HDC website, and that the street view was out of date.

On a proposition by the Chairman, the meeting was briefly adjourned at 7.30 pm and re-opened at 7.32 pm. RESOLVED to recommend refusal -

1. Inappropriate infill to an already crowded street.
2. Intrusive 2 storey building overlooking several other properties and very close to otherwise private gardens
3. Extra vehicles and movements will exacerbate the existing street parking problems in Langley Way
4. Some parts of the drawings are inconsistent with each other
5. The location and site plan (existing) are using outdated OS mapping (not showing the true footprints of either No 21 or 22)
6. The site plan (proposed) shows the new building in a different position to the street elevation (by about a metre) and the street elevation does not show the prominent conservatory on the eastern wall of No 21. (Prop RW, 2nd SH, carried with 4 in favour and 1 abstention)

5.1.2 16/00818/EXTDET – 26 Weir Road – single storey rear extension to provide additional living space (extends beyond the rear wall by maximum of 4.3m, max height of 3.79m and height of 2.44m to eaves)
Noted.

5.1.3 16/00621/FUL – Land adj 1 Victoria Terrace, Hemingford Road – Erection of detached dwelling and garage including creation of vehicular access

On a proposition by the Chairman, the meeting was briefly adjourned to enable the public to comment. Several residents had attended the meeting to comment and express their views to the application. These included that this was an unsuitable site, natural pasture land with open views, being adjacent to flood water drainage; a small access over a bridge; concerns over the impact on drainage, the pumping station and ditch; the design of the proposed development, with a dominant roof and chimney stack; the size of the garage in comparison to the end dwelling in Victoria Terrace and the garden were not in keeping with a dwelling of this proposed size and proportions, not in keeping the visibility of the development from Filbert's Walk; local highway congestion; Victoria Terrace was Grade II listed and the character of the area should be preserved; the site was not isolated, as claimed in the application and part of the extended conservation area, previous applications had been turned down because of their impact on a Grade II Victorian Terrace.

Mrs Parkin, on behalf of the applicant, spoke in rebuttal of the residents' concerns. She referred to having taken pre-planning advice and that the Environment Agency had stated the development was acceptable. She claimed that the application was consistent with the new planning policy, was not isolated, and that the impact on the listed building was not sufficient reason for refusal. She commented that appearance was subjective and the existing view was not particularly attractive or visible, as other views were better. She stated that this development was not comparable to other applications, disagreed with the comments on the loss of privacy. Mrs Parkin stated that the Highways Authority was happy with the proposals and that there were 2 letters of support had been placed on the website.

RESOLVED, given that the application is in a conservation area but destroys the views of the terrace and the open land; the effect of the flood ditch; and the adverse effect on the neighbouring properties, to recommend refusal of the application.

- 1 This application for a four-bedroom detached home plus a detached double garage is considered overdevelopment of this plot in a conservation area which has been inaccurately described as 'infill'.

- 2 The proposed dwelling would obscure the view of the Grade-two listed Victoria Terrace for those entering the village by road or via Filbert's Walk.
- 3 The proposed site includes a ditch that is of fundamental importance to the drainage of a large area behind the new floodbank including the 38 houses in Victoria Terrace and estates on either side of London Road which were flooded regularly until the ditch and pumping station were constructed.
4. The proposed dwelling adversely affects the outlook of several neighbouring houses.
5. The proposed vehicle access is at a point where the single lane road along Victoria Terrace changes to a normal two lane road which is often a choke point at busy times.

If permission is granted for a dwelling on this site the Parish Council would like to see the following conditions attached:

1. That the site be confined to the area between the drainage ditch and Hemingford Road so that full access to the ditch is maintained and that it does not become a 'garden water feature'. The Parish Council has very poor experience of dealing with 'riparian' owners in other residential locations.
2. That the dwelling be limited to a single storey bungalow to reduce the impact on the street scene and on the views of Victoria Terrace. (Prop RW, 2nd RE, carried with 5 in favour and 1 against)

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

- 5.2.1 Land at and including Cullum Farm, London Road, St Ives – Removal of condition no. 7, Footway, from application ref 1100494REP – Permission granted.

Other for information only:

15/02347/FUL – 21 Marsh Lane – Erection of dwelling (existing dwelling to be demolished after completion – Permission granted

16/00171/FUL – The Willows Guest House, 45 High Street – Extension to guest house to provide manager's accommodation – Permission granted

16/00023/HHFUL – 7 Braggs Lane – Single storey and one and a half storey rear extensions following demolition of existing rear extensions and alterations – Permission granted

16/00144/HHFUL – 8 The Thorpe – Proposed small single storey extensions to front of property to provide additional living accommodation – Permission granted

15/02246/HHFUL – Haverford, London Road – Two storey rear extension – Permission granted

The Lawns, 9 Madeley Court - Tree works - Permission granted

Iceni House, Mill Lane – Tree works – Permission granted

3 Vicarage Fields – Tree works – Permission granted

Willowside, Mill Lane – Tree works – Permission granted

2 Vicarage Fields – Tree works – Permission granted

14 Manor Road – Tree works – Permission granted

20 High Street – Tree works – Permission granted

- 5.2.2 Long Lane Lake appeal – upheld by the Planning Inspector.

5.3 Tree works applications

None.

6. Neighbourhood Plan

There will be a presentation at the Annual Parish Meeting by Helen Boothman of Houghton & Wyton.

7. Closure of meeting

There being no further business the Chairman declared the meeting closed at 8.17 pm.

Signed _____ (Chairman) _____(Date)

DRAFT