

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 23 May 2016 at 7.00 pm at the Reading Room

Present: Cllrs: Janet Brasnell (Chairman) Don Costello
Richard Allen Steve Herring
Derek Clifton John Jenkin

In attendance: 10 members of the public and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

Several residents had attended the meeting to comment on and object to the application for 20 High Street.

A resident of Rosenthal Terrace objected on the grounds of scale, the impact on residential amenity, and the detrimental impact on the appearance of the conservation area and the Grade II listed building. The proposed extension over the garage would double the height of the wall visible across the back of his garden, creating an overbearing, overshadowing sense of enclosure, loss of sunlight to his garden, and a reduction of light to the downstairs windows, particularly in winter. The design, increasing the floor space by 75%, would represent a substantial alteration from a cottage. Surrounding properties were also former brewery buildings and it was felt there should be unity between the buildings due to their historical links, particularly as they were within a conservation area. The plans claimed that the property would be set well back but the development would be very visible from the road.

A resident of the High Street expressed concerns that the proposed alterations were very close to their property and they would lose a substantial amount of light to their kitchen. The alteration to the character and historic relationship between the buildings in the conservation area and the sense of enclosure were reiterated. The size of the alteration was felt to be surprising.

Another resident of Rosenthal Terrace supported the previous comments and added that the application did not comply with any HDC or National Planning Framework guidelines; it was detrimental to the conservation area, which was a cherished amenity, and out of character with the surroundings; the size was out of proportion compared to surrounding properties; the design and form were inappropriate; and there would be an overbearing, overlooking and overshadowing effect on their garden. This represented a significant impact on their residential amenity as the back garden was small and the rear wall was only 10m from the resident's rear boundary and the proposed extension. Photographs were submitted showing the current view from their house, alongside a photoshopped impression of the outlook onto a 6.2 metre high wall if the alterations went ahead; the garden would be completely in shadow.

A third resident of Rosenthal Terrace fully supported the views expressed by the neighbours.

A resident of Priors Road spoke in objection to the amended application for 15 De Vere Close. The previously made objections still stood, since the proposals that the new windows should have opaque glass could easily be altered after approval, so there would still be a loss of privacy. The application was out of character with the location plan as regards the distance between properties. Their property and garden would be overlooked by the new kitchen window on the ground floor extension, resulting in a loss of privacy.

A second resident of Priors Road reiterated his previous objections that the application was dominating and overshadowing, and a very large conifer tree would be 2.5 metres away from the building.

1. Apologies for absence

Apologies for absence were received from Cllr Waters (meeting at HDC) and Ray Woodward (Tree Warden)

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 9 May 2016

RESOLVED that the minutes of the Planning Committee meeting of 9 May 2016 be approved and signed by the Chairman. (Prop RA, 2nd SH, carried with 1 abstention)

4. To consider any matters arising from the last meeting

None.

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

5.1 Planning applications

On a proposition by the Chairman, it was agreed to vary the order of business to take item 5.1.4 next.

5.1.4 16/00796/HHFUL – 20 High Street – Extension and alterations to dwelling

RESOLVED to recommend refusal on the grounds of the impact on Rosenthal Terrace and the residents' amenity, in that the application was overpowering, too high and too close to adjoining properties in Rosenthal Terrace, and was inappropriate in a conservation area. It was also noted that dimensions on the plans were missing, including those for windows and doors and none given for the length of the extension. Those that were given were internal rather than external, giving a misleading impression of the depth and length of the extensions. (Prop RA, 2nd SH, unanimous)

Four members of the public left the meeting.

5.1.1 16/00809/HHFUL – 4 Victoria Terrace – Extend rear lobby area of existing lean-to extension to line up with the rear of the rest of the existing lean-to extension to facilitate internal alterations to kitchen and bathroom space. Remove bathroom window on rear of existing extension, remove kitchen window to side of existing extension as it directly overlooks neighbour and introduce 2 new conservation velux windows to roof of existing rear extension to provide light for altered kitchen and bathroom spaces

RESOLVED to recommend approval as this was considered to be this was a small sympathetic development with no impact on the neighbours, in line with what neighbouring properties had done before, to fill in the rear line of the house. (Prop JJ, 2nd DCos, unanimous)

5.1.2 16/00810/LBC – 4 Victoria Terrace – As above, listed building application

RESOLVED to recommend approval. (Prop JJ, 2nd DCos, unanimous)

5.1.3 16/00859/FUL – Agricultural buildings, Long Lane Farm – Conversion of agricultural building to form a dwelling with alterations to provide garaging and demolition of another agricultural building to provide garden curtilage

RESOLVED to respond with a comment that the Parish Council was unable to object as this was permitted development, but to draw to HDC's attention the lack of dimensions, and that there will be a CIL impact.

5.1.4 16/00796/HHFUL – 20 High Street – Extension and alterations to dwelling

Taken earlier.

- 5.1.5 16/00702/HHFUL – 18 Hemingford Road – Proposed vehicular dropped crossing
RESOLVED to recommend approval as this will alleviate parking on the road, and on the grounds of safety, to eliminate the necessity to reverse out onto the road, which is narrow at this point. (Prop DCI, 2nd SH, unanimous)
- 5.1.6 16/00483/HHFUL – 15 De Vere Close – two storey extension with internal alterations – amendment
RESOLVED to recommend refusal on the grounds that the alterations to the windows do not represent a significant difference from before; the sheer size of the extension and overlooking into Priors Road; the impact on the neighbours and their concerns regarding overlooking and the loss of sunlight. (Prop DCos, 2nd JJ, unanimous)
- 5.2 HDC decision notices, appeals notices, enforcement notices and planning correspondence received from Hunts District Council for information only
- 5.2.1 16/00455/HHFUL – 2 Manor Road – Oak framed garden room and first floor extension – Permission granted.
Noted.
- 5.3 Tree works applications
- 5.3.1 2 The Thorpe
RESOLVED that the Parish Council has no objections. (Prop JB, 2nd SH, unanimous)
- 5.3.2 18 Manor Road
RESOLVED to respond that the Parish Council has no objections to the removal of the hawthorn, but suggests that the holly be replaced with an ornamental tree. (Prop RA, 2nd DCI, unanimous)
6. **Closure of meeting**
There being no further business the Chairman declared the meeting closed at 7.37 pm.

Signed _____ (Chairman) _____ (Date)