

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 27 June 2016 at 7.00 pm at the Reading Room

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

In attendance: 5 members of the public including Cllr Peggy Seamark, and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

The applicants for Willowside, Mill Lane, spoke about their application and explained their intention to modernise the property in a manner sympathetic to the area using renewable materials. They had taken advice from an architect.

Their next door neighbour explained that he had no objections to the design but expressed concerns that:

- The previous occupant had overbuilt the boundary.
- A sink hole had appeared which he felt could indicate subsidence
- The increased roof height would cause the apex to cast a shadow on his solar panels, reducing their effectiveness.

The applicants confirmed their intention to remove the overhang and return the building to its correct position.

The Parish Council raised a query about parking space, given the loss of two garages. The applicants explained that they would be looking at this.

1. Apologies for absence

Apologies for absence were received from 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

Cllr Jenkin declared an interest in Item 5.3.2 as the owner of the property.

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 13 June 2016

RESOLVED that the minutes of the Planning Committee meeting of 13 June 2016 be approved and signed by the Chairman. (Prop RA, 2nd JB, unanimous)

On a proposition by the Chairman, it was agreed to vary the order of business to take item 5.1.2 at this point.

5.1.2 16/01090/HHFUL – Willowside, Mill Lane – Proposed two storey and single storey extensions to the front sides and rear

The Parish Council considered concerns at the overall height; the potential blocking of light to the neighbour's solar panels, affecting the power generated; how parking would be accommodated, to which the applicants responded that there should be sufficient space in the driveway; and the effect on the street scene which was felt to be an improvement.

A proposal to recommend refusal of the application on the grounds of size, was made by Cllr Brasnell, and seconded by Cllr Herring.

A proposal that the Parish Council should recommend approval, subject to a condition that consideration be given to remediation with respect to the roof line or apex, to reduce the effect on the solar panels on the house next door, was carried ^(Prop RA, 2nd JJ, carried with 5 in favour, 1 abstention and 2 against)

The applicants added that investigations indicated the sinkhole was not due to subsidence but the reasons had not been established.

Three residents left the meeting.

4. To consider any matters arising from the last meeting

4.1 (5.1.1) 16/01083/HHFUL – 5 Stepping Stones – Two storey rear extension and front roof dormer

RESOLVED to recommend approval. ^(Prop JB, 2nd RA, unanimous)

4.2 (5.1.2) 16/01173/S65 – Linton Farm, Potton Road – Certificate of appropriate alternative development for conversion of some of the agricultural buildings to a dwelling house

RESOLVED that the Parish Council had no comments. ^(Prop RW, 2nd SH, unanimous)

One member of the public arrived during this item at 7.33 pm.

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

5.1 Planning applications

5.1.1 16/01091/HHFUL – 1 Limes Court, St Ives – Proposed side extension

RESOLVED to defer this to the next meeting to enable members to visit. Cllrs Jenkin and Costello were appointed to carry out the site visit.

5.1.2 16/01090/HHFUL – Willowside, Mill Lane – Proposed two storey and single storey extensions to the front sides and rear

Taken earlier.

5.1.3 16/01119/HHFUL – 1 Meadow Close – First floor side extension

RESOLVED to defer this to the next meeting to enable members to visit. Cllrs Waters and Brasnell were appointed to carry out the site visit.

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

None.

5.3 Tree works applications

5.3.1 6 Braggs Lane

RESOLVED to recommend approval. ^(Prop JB, 2nd DCI, unanimous)

5.3.2 4 Mill Close

RESOLVED to recommend approval. ^(Prop JB, 2nd DCI, carried with 1 abstention)

5.3.3 Hemingford Grey House, Church Street

RESOLVED to defer this item to the next meeting to enable the Tree Warden to visit.

6. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.37 pm.

Signed _____ (Chairman) _____(Date)