

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 9 January 2017 at 7.00 pm at the Reading Room

Present: Cllrs: Robin Waters (Chairman) Derek Clifton
Richard Allen Keith Duncan
Janet Brasnell Riva Elliott

In attendance: 3 members of the public and Mrs C Newton (Minutes Secretary, LGS Services).

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

None at this point.

1. Apologies for absence

Apologies had been received from County Cllr Bates. The resignation of Cllr Jenkin was noted. RESOLVED unanimously to record a vote of thanks to Cllr Jenkin for all his hard work as a member.

RESOLVED to co-opt Cllr Duncan as a member of the Planning Committee. (Prop DC, 2nd JB)

2. Declarations of interests

Cllr Elliott declared an interest in item 5.1.4 and 5.1.5 as the applicant.

Cllr Allen declared an interest in item 5.3.2 as the applicant.

3. To approve the minutes of the Planning Committee meeting held on 14 November 2016

RESOLVED that the minutes of the Planning Committee meeting of 14 November 2016 be approved and signed by the Chairman. (Prop RA, 2nd JB, unanimous)

4. To consider any matters arising from the last meeting

4.1 Delisting of River Cottage – to note response made between meetings by the Clerk using her delegated powers

RESOLVED to note the response made:

“The Parish Council neither approves nor disapproves of this delisting. Although it seems clear that there is nothing visible left of the original features listed, there is certainly a concern that this building, even in its modern form, is a significant part of the iconic river bank scene in Hemingford Grey that has been captured in many photos and paintings over the last 100 years.

The Parish Council has to rely on Historic England for a determination of what should, or should not, be listed and the Parish Council is aware, of course, that this building lies in a Conservation Area which provides some protection of the scene, even if the building is de-listed.”

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

5.1 Planning applications

5.1.1 16/02662/FUL – Land at pumping station, London Road, Fenstanton – Erection of temporary offices and a depot (3 years) for the storage of plant and equipment associated with improvements to the A14

The site visit had been conducted by Cllrs Waters and Elliott.

At 7.15 pm, on a proposition by the Chairman, the meeting was briefly suspended to allow the members of the public to express concerns about the security of the site, and the presence of horses, which if continual throughout the day, would be a disturbance.

RESOLVED ^(Prop RW, 2nd RE, unanimous) to recommend refusal for the following reasons:

1. The pumping station has a single track access from a very busy section of the A1096 which has no speed limit at this point. The position of the gate means that a large lorry (presumably required for the delivery of the pipes to the proposed 'stack') would not be able to pull off the road if the gate was closed or there were traffic exiting the site. There are no significant exit or entry splays so that any vehicles have to slow right down to make a 90 deg. turn from the main road. The nearby Marsh Lane junction is already considered dangerous by local people who often avoid trying to exit the village by this route.
2. It is proposed that 34 full time staff will be working from the site and yet there are only 15 proposed parking spaces. This could potentially lead to cars parking on the verge of the main road.
3. The proposed floodlights will presumably be kept alight all night for security purposes which could affect horses kept in the adjoining paddocks. The applicant should also be made aware of the spate of burglaries in the Marsh Lane area in recent months. The police believe these have been facilitated by the fast access to the A14.
4. Although the applicant and intended user is the water company owner – we have to question the suitability of this clean water pumping station site which is surrounded by a statutory protected zone – for use which could potentially lead to ground pollution from diesel fuel and a septic tank. If a decision is made to go ahead, suitable facilities should be made for bunded tanks and car park spaces. Lighting should also stay within your property.

5.1.2 16/02684/S73 – 1 Hemingford Road – Variation of condition 7 on 14/02055/FUL in order to lower the approved finished floor level on all three plots

A letter of apology had been sent by HDC to the agent as the wording of the height condition had been incorrect.

RESOLVED to make no comment. ^(Prop JB, 2nd DC, unanimous)

5.1.3 16/02548/HHFUL – 20 Old Pound Close – Single storey extension

The site visit had been conducted by Cllrs Waters and Elliott.

RESOLVED ^(Prop RW, 2nd RE, unanimous) to recommend approval because the proposed extension is in keeping with the street scene and there are no objection from neighbours. However we would point out that Old Pound Close is very busy at school opening and closing times and that therefore large delivery trucks should be advised to keep away at these times

5.1.4 16/02618/FUL – 38 Church Street – Demolition of existing modern garage with replacement green oak barn structure. Green oak workroom extension behind garden wall and

5.1.5 16/02619/LBC – 38 Church Street – as above, listed building application

Cllr Elliott, having previously declared an interest, left the meeting at 7.23 pm.

The site visit had been conducted by Cllrs Waters and Allen.

RESOLVED to recommend approval for both applications. ^(Prop RW, 2nd RA, unanimous)

Cllr Elliott re-joined the meeting at 7.28 pm.

5.1.6 16/02395/FUL – Land at Galley Hill – Creation of new vehicular access onto leisure land – to note response made between meetings by the Clerk using her delegated powers

Application supported by the Parish Council with the following comments - “The current access is completely unusable and is located at an existing accident blackspot. The proposed access off an existing layby would be much safer and, subject to CCC Highways conditions, should not affect drainage in the parish. It should be noted that

the proposed gateway is currently often inaccessible due to the operation of a vegetable stall and/or the parking of numerous heavy lorries.”

Noted that the application had now been approved by HDC.

- 5.2 HDC decision notices, appeals notices, enforcement notices and planning correspondence received from Hunts District Council for information only
- 5.2.1 16/02332/HHFUL – 2 Manor Road – Oak framed garden room and first floor extension (resubmission of approved 16/00455HHFUL – Permission granted.
- 5.2.2 16/02330/FUL – Hemingford Peace Memorial Field, Manor Road – Installation of a chair lift to the south facing outside balcony stairs with the provision of a new door opening and folding windows to improve user access from the balcony to the Pavilion lounge – Permission granted.
- 5.2.3 16/01957/HHFUL – 12 Hemingford Road – Removal of existing conservatory and construction of two storey rear house extension with other minor renovation works – Permission granted.
- 5.2.4 16/02065/EXTDET - 23A Marsh Lane – Erection of a single storey extension to part of the rear elevation – Permission granted.
- 5.2.5 10 Church Street – Tree works – Permission granted
- 5.2.6 10 Vicarage Fields – Tree works – Permission granted
- 5.2.7 18 High Street – Tree works – Permission granted
- 5.2.8 7 Victoria Terrace – Tree works – Permission granted
- 5.2.9 4 Mill Close – Tree works – Permission granted
- 5.2.10 12 Manor Road – Tree works – Permission granted
- 5.3 Tree works applications
- 5.3.1 40 High Street
RESOLVED to appoint the Tree Warden to see if this application had already been approved by HDC.
- 5.3.2 Maristowe, London Road
Cllr Allen left the meeting at 7.31pm
RESOLVED, given that HDC had already granted permission, to enquire how long the Parish Council is allowed to view the application, and what information they have which is not passed to the Parish Council, and with the departure of the Trees Co-ordinator, what impact there would be on the running of the system.
RESOLVED to recommend approval of works for a second tree ^{(Prop JB, 2nd DC, unanimous).}
Cllr Allen rejoined the meeting.
- 5.3.3 3 Oakfields
RESOLVED to recommend approval ^{(Prop JB, 2nd DC, unanimous).}
- 5.3.4 2 High Street
RESOLVED to recommend approval ^{(Prop JB, 2nd DC, unanimous).}
- 5.3.5 Willowside
RESOLVED to make no comments ^{(Prop JB, 2nd DC, unanimous).}

7. Wind Energy Developments in Local Plan

The

RESOLVED ^(Prop DC, 2nd JB, unanimous) having considered the four consultation options plus the additional Option to respond that Hemingford grey Parish Council prefer Option 3: Landscape character areas above prominent/ conspicuous thresholds are not suitable' and do not support the Additional Option A.

The whole of Hemingford Grey parish is within the prominent or conspicuous zones surrounding existing turbines and certainly do not wish to see any further turbines erected in the Ouse Valley Landscape Character Area.

8. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.47 pm.

Signed _____ (Chairman) _____(Date)

APPROVED