

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 14th August 2017 at 7.00 pm at the Pavilion

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

In attendance: 5 members of the public from De Vere Close plus 2 others.

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

One member of the public spoke for all of residents in De Vere Close objecting to the planning application for no 14. All had sent letters to HDC and some to Parish Clerk.

1. Apologies for absence

None

2. Declarations of interests

None

3. To approve the minutes of the last Planning Committee meeting

RESOLVED that the minutes of the Planning Committee meeting of July 2017 be approved and signed by the Chairman. (Prop KD & DC, unanimous)

4. Matters Arising None

The Chair took planning applications 9.1 next.

9.1 14 De Vere Close Proposed detached 3 bed bungalow.

Following a recommendation from Cllrs Waters and Brasnell who visited De Vere Close and spoke to several residents, it was decided unanimously to recommend refusal of the planning application for a bungalow in the front garden of 14, De Vere Close on the following grounds (with the relevant policies from the draft local plan)

- Detrimental impact to the character of the street scene and immediate area (LP10 & 11)
- Detrimental impact on amenity of many neighbours (LP 13)
- Unacceptable siting of vehicular access and parking space (LP16)
- Overbearing impact on amenity of future occupiers of 14 De Vere Close (LP 13)
- Unsympathetic design and materials specified for the bungalow (LP10)
- Potential flood risk and need for 'sequential' test (LP9)

It was noted that the application had been made despite pre-application advice from HDC officers that it would be 'unlikely to get any support'.

Meeting closed 7.10

Paul Smith of Hemingford Action Group spoke about the Mick George proposal for a waste recycling centre on the old golf course. HAPC have challenged the decision of

the County Council not to require an Environmental Impact Analysis. Local MP, Johnathan Djanogly, and past MP, John Major, are being contacted. Another public meeting is booked at the Pavilion for 10th September

Meeting reopened 7.18

5. Hunts District Council's (HDC) Housing and Economic Land Availability Assessment 2017

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/helaa2017>

Noted that land in the parish close to The Brambles & Cullum Farm has been put forward for potential residential development as it was in a previous version of the document. It was resolved to re-iterate HGPC comments that both of these sites lie within the source protection area around the Cambridge Water Company pumping station and have limited accessibility. Just outside the parish boundary the Vindis Garage site is still listed for residential development but is thought to be no longer available.

The old Murketts garage in London Road is also scheduled for development.

HDC Call for sites

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/cfs2017>

No comment.

HDC Huntingdonshire Local Plan to 2036: Draft Final Sustainability Appraisal 2017

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/dfs2017>

No comment

HDC Huntingdonshire Local Plan to 2036: Consultation Draft 2017

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/cd2017>

The committee discussed the Draft Local Plan policies one by one and agreed the following comments on specific policies within the Plan.

LP 5 Spatial Planning Areas	Accept zero allocation within our section of St Ives Spatial Planning area but wary of infrastructure for sites immediately east of London Road.
LP 7 Small Settlements	Accept categorisation and implications
LP 8 The Countryside	Accept categorisation but would like to see support for the proposed Ouse Valley AONB
LP 9 Flood Risk	Accept and note that nearly all of the parish is within the flood plain and the built-up areas rely on protection from the 2006 flood bank.
LP 10 Design Context	Accept – but would like to see it consistently applied and enforced
LP 11 Design Implementation	Accept – but would like to see it consistently applied and enforced. In particular ALL public roads should be designed and built to adoptable standards – our most recent YES Development has unadoptable roads for 192 houses.

LP 13 Amenity	Accept – but would like to see it consistently applied and enforced
LP 14 Surface Water	Accept and note that this is a critical issue for the built-up area of the village now that the 2006 flood defences are in place.
LP 15 Sustainable Travel	Accept the fine words but note the lack of joined up thinking with county and private sector ‘public’ transport provision – witness immediate loss of all bus services through the village.
LP 16 Parking Provision	Accept the policy and would like to see it consistently applied and enforced. The recent YES Development in the village is a case in point.
LP 21 Local Services and Community Facilities	Accept
LP 22 Tourism and Recreation	Accept provided that it is consistently applied and enforced.
LP 23 Affordable Housing Provision	Accept
LP 24 Housing Mix	Accept
LP 25 Specialist Housing	Accept but note the lack of joined up thinking with, for example, county and private sector bus provision.
LP 27 Community Planning Proposals	Strongly in favour
LP 28 Rural Exceptions Housing	Strongly in favour
LP 32 Protection of Open Space	Strongly in favour provided that it is consistently applied and enforced
LP 34 Heritage Strategy	Very strongly in favour provided it is consistently applied with local input and enforced.
LP 35 Heritage Assets and their Settings	Very strongly in favour provided it is consistently applied with local input and enforced.
LP 36 Renewable and Low Carbon Energy	Accept
LP 38 Ground Contamination and Groundwater Pollution	Accept provided it is consistently applied and enforced
LP 39 Water Related Development	Accept as a waterside parish.

9. Tree Works applications

None

10. Chairman’s report on other planning matters - for information only

Cllr Waters reported that our County Councillor, Ian Bates, has notified us of existing permission for gravel extraction from a site between the Marsh Lane lakes and the A14. This was last renewed in 1995. Cllr Waters is writing to the County Council and/or Tarmac Ltd to establish exactly what implications the reopening of this site will have for the parish. In particular he will express concern about traffic using Marsh Lane (and the junction with London Road) and about the maintenance of drainage from the village through the existing Marsh Lane lake and Lake Brook.

11. Closure of meeting

There being no further business the Chairman declared the meeting closed at 08.40 pm.