

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 11th December 2017 at 7.00 pm at the Reading Room

Present: Cllrs: Robin Waters (Chairman), Richard Allen, Janet Brasnell, Keith Duncan, Leanne Elmstrom

In attendance: Applicant for 33 St Ives Road and Ian Muspratt (Hemingfords Action Group).

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

Ian Muspratt spoke on behalf of the Hemingfords' Action Group. He reported on meetings with the County Council officers and, separately, with HDC officers. He reiterated the HAG position that the golf course should be maintained as an open space and that HDC officers had suggested that any possible housing application would not be straightforward. HAG believe that the waste recycling application is imminent and might be made over the Christmas break.

Mat Timmis spoke as the applicant for item 5.1.3 and explained how the application was now being amended to take account of comments by HDC on the width of the two storey extension and the design of the new windows.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 5.1.3 first under item 5.

1. Apologies for absence

Derek Clifton, Riva Elliott, (both out of parish) Anne Meredith (personal reasons)

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 13th November 2017 be approved and signed by the Chairman. (Prop RA, 2nd KD, carried unanimously)

4. Matters Arising

None.

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

5.1 Planning applications

5.1.3 17/02267/HHFUL – 33 St Ives Road – Single storey rear and two storey side extensions. Site visit by Cllrs Waters and Duncan. Input from applicant at start of meeting and email from HDC concerning amendments.

RESOLVED to recommend Approval – after being made aware of amendments requested by HDC to the width of the new two storey extension and to the design of the front facing windows. The extensions are in sympathy with the street scene overlooking the Conservation Area and there is no significant impact on neighbours. (Prop KD, 2nd RW, unanimous)

5.1.1 17/02488/EXTDET – 2 Sadlers Way – Single storey rear extension. Site visit by Cllrs Waters and Duncan.

RESOLVED to recommend Approval – the extension is in sympathy with the street scene and similar to other half of the semi-detached building. (Prop KD, 2nd RW, unanimous)

5.1.2 **17/02321/HHFUL – 4 Mitchell Close** – Rear single storey extension. Site visit by Cllrs Waters and Duncan.

RESOLVED to recommend Approval – the extension is in sympathy with the existing side extension; invisible from road; and there are no objections from neighbours. (Prop RW, 2nd KD, unanimous)

5.1.4 **17/01869/LBC – The Manor, High Street** – Proposed works to downstairs inglenook. It was noted the Clerk has made a “No recommendation” response between meetings using delegated powers.

5.1.5 **17/02325/FUL – Land at former golf course, Houghton Road, St Ives** – Partial re-plan of approved development to increase residential units from 184 (as approved) to 186. It was noted that this ‘partial re-plan’ covers 3 specific parts of the golf course development with only the southernmost being relevant to HGPC as it lies on the ridge overlooking Hemingford Meadow. When HGPC last considered development on part of this area it was a separate application (12/01890/1 FUL) for 4/5 houses on land at The How, Houghton Road. This area seems to have been combined with part of the golf course development and the number of houses in the immediate vicinity of the ridge line has increased by more than the two mentioned in the application. The committee decided that there were no clear plans of exactly what changes were being requested and therefore that the committee could only reiterate its recommendation for refusal.

RESOLVED to recommend Refusal for the same reasons as given for recommending refusal of 12/01890/1 FUL. In particular, it was noted that the number and height of some of the planned houses has been increased and this is not acceptable on this sensitive ridgeline. (Prop RW, 2nd JB, 3 in favour, 2 abstentions)

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

5.2.1 **17/02029/HHFUL – 126 Dunnock Way** – Single storey rear extension (link) and garage conversion – Permission granted

5.2.2 **17/01882/OUT – The Mandarins, Mill Lane** – Outline permission for residential development of one dwelling – Withdrawn.

5.2.3 **17/018221/FUL – 4 Church Lane** – Demolition & new dwelling similar to permission 17/00489/HHFUL – Permission granted

5.2.4 **17/01957/FUL - Land Adjacent 1 Victoria Terrace Hemingford Road** – New Build Dwelling - Withdrawn

5.3 Tree works applications

5.3.1 **17/02486/TRCA – 2 The Vineyard** – it was noted that this application had already been approved by HDC before our tree warden had been able to visit.

5.3.2 **17/02439/TRCA – 14 Manor Road** – noted the “no objections” response by the Clerk between meetings using delegated powers.

6. Chairman’s report on other matters for information only

The Neighbourhood Plan working group would be meeting with Clare Bond at HDC on 5th January and would be able to report back to the next meeting of the PC on 9th Jan.

It is understood that both applications 1882 and 1957 above were withdrawn following EA comments about the applications being in flood zones 2 and 3 respectively and therefore needing to pass the ‘sequential test’ applied by HDC.

7. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.40 pm.

Signed (Chairman) (Date)

APPROVED