

## HEMINGFORD GREY PARISH COUNCIL

### Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 11 June 2018 at 7.00 pm at the Reading Room

**Present:** Cllrs: Robin Waters (Chairman)                      Leanne Elmstrom  
Richard Allen    Janice Finch  
Riva Elliott    Tim Puttick

**In attendance:** 17 members of the public including Cllr D Dew and Mrs A Griffiths (Minutes Secretary, LGS Services).

Cllr Waters opened the meeting.

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

Ian Muspratt, on behalf of the Hemingfords' Action Group, reported that a formal application had still not been submitted. The group had obtained counsel's verbal opinion that the site was clearly a Greenfield site. He urged residents to respond to the consultation on the Minerals and Waste Preliminary Draft Plan by the deadline of 26 June. The group continues to liaise with County and District Councillors.

A resident of Marsh Lane outlined her objections to the application for 5 Marsh Lane and expressed concerns about the proximity of the boundaries; the height of 1.5 storeys rather than single storey as previously advised; issues of overshadowing and overbearing; and the design was unsympathetic to the Victorian house next door.

Cllr Dew spoke as a neighbour and highlighted the proximity of the building to the back boundary as well. He acknowledged the property was in need of modernisation but felt this should be carried out sympathetically to neighbouring houses. A hipped roof would be more appropriate. The new building would be substantially bigger than the original property.

Other members of the public commented that the end gable would be two or three feet from the neighbouring property's back door and that a hipped roof would be preferable as the proposed roof was felt to be of a severe design.

A resident urged the Parish Council to oppose vigorously the latest application for Lake Ashmore.

Cllr Dew as District Councillor explained that he had asked the application to be "called in" for consideration by the Planning Committee so that it would be held in public and arguments could be put to the Planning Committee meeting in accordance with the planning process. He undertook to take this forward at the District Council.

A member of the public observed that an extension of time had been given for neighbour comments and asked residents to submit these.

Cllr Waters was elected to chair the meeting in the absence of the Chairman. <sup>(Prop RA, 2nd TP)</sup>

#### **1. Apologies for absence**

Apologies were received from Cllrs Meredith (out of parish), Clifton (illness), and Brasnell.

#### **2. Declarations of interests**

None.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 4.1.2 next.

#### **4. To consider planning applications, decision notices and tree works applications received**

#### 4.1 Planning applications

##### 4.1.2 18/01035/HHFUL – 5 Marsh Lane – Proposed one and a half storey side extension to an existing chalet bungalow

The site visit was conducted by Cllr Waters.

RESOLVED that, whilst it agrees in principle that something needs doing to the house, the Parish Council recommends refusal on the grounds of the bulk of the extension, and the side and back edges of the house are too close to the existing boundaries. (Prop RW, 2nd TP, unanimous)

##### 4.1.1 18/01036/HHFUL – 59 High Street – Erection of single storey extension and studio

At 7.25 pm, on a proposition by the Chairman, the meeting was suspended to enable the applicant for 59 High Street to speak to her application and expand on the detail of the plans. The meeting resumed at 7.34 pm.

The site visit had been conducted by Cllrs Waters and Meredith. RESOLVED that the Parish Council recommends approval, subject to the condition that the parking space for 2 cars, allowing the owners to drive out forwards rather than backing out, is definitely confirmed. (Prop RW, 2nd RA, unanimous)

### 3. Matters Arising

#### 3.1 (27.2.8 of May meeting) 18/00919/S73 – Lake Ashmore, Gore Tree Road – Variation of condition 2 on application 13/00002/FUL for minor material amendment to approved plans

It was noted that on the website there were 18 objections from the village, and 11 supporters, of whom 3 came from the village. Whilst some residents had felt the wakeboard facility would be good to have, it was observed that the erection of an agricultural barn, a new portacabin four times as big as the old one, and two extra sheds, was not in accordance with the planning permission and the system.

The site visit had been conducted by Cllr Waters.

RESOLVED to object to the application for a number of reasons:

- The views of local residents - see latest comments from residents on the HDC website
- Effect on the area - the existing and proposed portacabin structures are eyesores
- Highway safety - access to Gore Tree Road is incomplete with gravel spilling onto the tarmac in contravention of condition
- Safety on the lake - conditions on the use of the lake are being ignored
- The inquiry that allowed the appeal referred to “certainty” on the future use of the site and this is now being flouted.
- There is a real and present danger that any conditions imposed or permissions given will be ignored by the applicants as has been demonstrated on several occasions since they started this business. It is clear that they wish to expand the business – demonstrated by their “business plan”, their previous application, and the advertising at the entrance and online. The current business will therefore “creep” and cause more nuisance, more noise, more traffic and more disturbance to wildlife than the majority of residents are prepared to accept. (Prop RW, 2nd RE, carried with 4 in favour and 2 abstentions)

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

##### 4.2.1 18/00808/CLPD – 6 Payn Close – Proposed single storey extension – Permission granted.

##### 4.2.2 18/00170/HHFUL – 7 Pound Road – Proposed extension, alterations and loft conversion – Permission granted.

4.2.3 17/02225/FUL – The Willows Guest House, 45 High Street – Proposed change of use from part bed and breakfast to dwelling – Permission granted.

4.3 Tree works applications  
None.

**5. Cambridgeshire and Peterborough Minerals and Waste Local Plan Preliminary Draft consultation**

RESOLVED to support the suggestions and consultation process as outlined but wishes to comment as follows:

“The Parish Council is concerned that:

a. There is virtually no mention of the Environmental Impact Assessment Regulations (EIA) which will need to be observed in the case of many applications for minerals or waste sites. Could this be made more explicit in the description of the consultation process? These regulations mandate, for example, publication of assessments at a pre-planning stage through established District Council planning portals and help to ensure transparency and public awareness of major applications.

b. The joining up of minerals and waste planning is self evidently a good thing but there need to be cast iron assurances that the potential 'after use' of mineral extraction sites for waste processing and/or landfill is considered at the initial application which MUST explicitly state how the site is to be used after mineral extraction has been completed. The permissions for extraction MUST also set cast-iron conditions for subsequent use (for or against) for waste disposal purposes.” (Prop RA, 2nd TP, unanimous)

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

RESOLVED to seek a time extension for the following application which had only just been received: 18/01076/FUL – Agricultural buildings, Long Lane Farm – Change of use of an agricultural building to create one dwelling and of amenity land to form garden curtilage, and necessary building operations to facilitate conversion.

Cllr Waters reported that an EIA screening opinion pre-application for a commercial glass house and package facility in Cow Lane, Godmanchester, had been submitted.

**7. Closure of meeting**

There being no further business the Chairman declared the meeting closed at 7.55 pm.

Signed \_\_\_\_\_ (Chairman) \_\_\_\_\_(Date)