

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 10 December 2018 at 7.45 pm in the Upper Room, Hemingford Pavilion

Present: Cllrs: Anne Meredith (Chairman) Sarah Jakes
Richard Allen Kim Loader
Mark Burke Tim Puttick
Janice Flint Robin Waters

In attendance: 4 members of the public.

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

The Chairman reported she had received an update from Hemingford's Action Group however there was nothing new to report since the last Planning Committee. A member of the public expressed concern with the proposed extension at 3 Stepping Stones, and the impact on the sewer and water pipes which serve surrounding properties as on occasion there are maintenance issues. Access for repair is important and with the additional pressure of extra bathrooms the concern is the extension will cover the pipework and make difficult for any repairs. Another member of the public was concerned about the loss of sunlight due to the size of the proposed extension. The Applicant for 11 Braggs Lane spoke to give assurance to the Committee that the proposed first floor bedroom side extension with a Juliet balcony would not lead to future development of a first floor terrace/roof garden above the ground floor garden room. The Applicant for 33 St Ives Road spoke to explain this is an amendment to a previously approved application.

1. **Apologies for absence**
Apologies were received from Cllrs Brasnell and Elliott.
2. **Declarations of interest**
None.
3. **To approve the minutes of the last meeting**
RESOLVED that the minutes of the meeting of 12 November be approved and signed by the Chairman.
4. **Matters arising**
None.
5. **To consider planning applications, decision notices and tree works applications or preapplication approaches**
 - 5.1 **Planning applications**
 - 5.1.1 **18/02419/HHFUL – 11 Braggs Lane – Build above a side single storey kitchen area to enlarge bedroom**
The site visit had been conducted by Cllrs Meredith and Flint.
RESOLVED that the Parish Council recommends refusal. (Prop JF, 2nd AM, in favour 1, against 1, abstentions 4) Design is not in keeping with the rest of the property. The design is intrusive to nor in keeping with the street scene. The Committee welcomed the Applicant's views re the Juliet balcony.
 - 5.1.2 **18/02402/FUL – Agricultural buildings, Long Lane Farm – Amendments to approved application 18/01076/FUL to include raising ridge and eaves heights and alterations to the roof fenestration details.**
RESOLVED that the Parish Council recommends approval. (Prop RW, 2nd AM, unanimous)
No difference to outside appearance with minor change to previous approval. No

issues from raising ridge height from neighbours.

- 5.1.3 18/02366/HHFUL – 6 Victoria Terrace – Replacement of single storey lean-to extension on back elevation. Re-roofing of extensions with new lean to pitched roof and the addition of 4 non-opening roof lights
Site visit undertaken by Cllrs Waters and Jakes.
RESOLVED the Parish Council recommends approval, subject to the newly exposed party wall being satisfactorily weatherproofed. A sensible extension, in keeping with other properties in the area. (Prop RW, 2nd SJ, unanimous)
- 5.1.4 18/02367/LBC – 6 Victoria Terrace – As above, listed building consent
- 5.1.5 18/02312/FUL – Building on Mere Way – Full application for dwelling and access (pursuant to approval 18/00780/PMBPA)
No site visit undertaken as previously visited.
RESOLVED the Parish Council recommends refusal. Change of curtilage and increase in size of proposed dwelling not size appropriate to rural concept. Footprint of dwelling is larger than initially proposed. Inadequate road access to and from the A14 and traffic generation increase associated with a larger property. (Prop AM, 2nd RW, 4 in favour, 1 against, 3 abstentions)
- 5.1.6 18/02483/HHFUL - 4 Stepping Stones - 2 storey extension to replace existing conservatory, new dormer to front
Site visit conducted by Cllrs Waters and Loader
RESOLVED that the Parish Council recommends approval on the basis of similar builds, in keeping with rest of buildings and improves housing stock. The Council makes the recommendation that the two windows should be obscure glass, and a drainage/sewage survey should be undertaken to cover the concerns raised by neighbouring residents. (Prop KL 2nd RW, 5 for, against 1)
- 5.1.7 18/02486/HHFUL – 33 St Ives Road - Side and rear extensions
Cllrs RW and KL conducted the site visit.
RESOLVED the Parish Council recommends approval (Prop RW, 2nd KL, unanimous) in line with existing approval, does not detract from street scene and in line with existing properties. Addresses window symmetry.
- 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
- 5.2.1 18/02341/NMA – 33 St Ives Road – Amendments to 17/02267/HHFUL – Withdrawn.
Noted. Covered in earlier main meeting.
- 5.2.2 18/02130/FUL – 12 Prior’s Road – Demolition of garage, erection of new dwelling, etc. – Permission granted.
Noted.
- 5.3 Tree Works applications
- 5.3.1 18/02459/TRCA – 15 Langley Way
Tree Warden recommends approval. New owners of the property submitted application for one Acer (not Sycamore as stated) in the centre of the lawn, a diseased Cherry tree and a Walnut tree which is leaning and in poor condition. (Prop AM, 2nd RW 3 for, 3 against)
- 5.3.2 18/02370/TRCA – 8 Madeley Court
Comment from Parish Council. The removal work was carried out before permission granted. This is in conservation area, something should be done about cutting down trees with no recourse.
- 5.3.3 18/02369/TRCA – 4 Oakfields
Tree warden recommend approval, subject to any additional work improves the aesthetic balance of the tree, and does not detract from the shape. (Prop RW 2nd JF, unanimous)

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

Nothing to report.

7. **Closure of meeting**

There being no further business the Chairman declared the meeting closed at 9pm.

Signed _____ (Chairman) _____(Date)

APPROVED