

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 14 January 2019 at 7.45 pm in the Reading Room

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

In attendance: 9 members of the public including Cllr Clifton, County Cllr Ian Bates, Iain Muspratt (Hemingford Action Group), and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

Iain Muspratt on behalf of the Hemingfords' Action Group reported that no formal application had been submitted by Mick George Ltd. The preliminary draft of the new Minerals and Waste Plan would be considered by CCC's Economy and Environment Committee on 7 February. Clearance work has been carried out on the bungalow and garden on the Golf Club site but there has been no change to the Astro turf site. The group has formed a sub-committee to prepare an application for the Golf Club to be designated as an Asset of Community Value, and a consultation will follow. Volunteers from Hemingford Grey were invited to join the group.

Cllr Elliott arrived at 7.02 pm.

A resident of Langley Way spoke regarding a neighbour's application, outlined the history of the development on the site and described the current plans. Whilst he did not intend to object to the application, he expressed concerns that in the future the house could become large enough to accommodate up to 12 adults, with a large number of cars. He also commented that Langley Way had become a funnel for vehicles to negotiate, making it difficult for vehicles to exit. No detailed plans had been lodged and raised roof lights would overlook the neighbour's side wall within 4 metres. Details of the venting were not shown on the plan. The resident asked that approval be subject to three conditions, namely that no exit vents or waste pipes be installed in the roof or side wall within one metre of the boundary with 14 Langley Way; that the outer face of the new side wall abutting number 14 should consist of frost proof hard facing brick with no render except the end edges; and that the first floor en-suite bathroom should have obscured glass. The demolition of the garage would result in the loss of two off-street parking spaces in a road where parking was already a problem.

The resident also advocated the protection of the two oak trees in De Vere Close, as two of only three oak trees planted in the village in the last 40 years.

A resident of Weir Road spoke about the application for 5 Marsh Lane and outlined their objections. The footprint of the new build after demolition would be very close to their boundary, with a large window directly overlooking their garden. The resident asked that the upstairs dormer window should have frosted glass, as it overlooked a bedroom. It was suggested that the whole development could be re-sited further forward on the plot, further away from the two neighbouring properties rather than closer to them, in the interests of privacy.

Another neighbour expressed concerns that the proposed building was right on their boundary and would overshadow their garden, as well as possibly overlooking. She also requested that the building be moved closer to the centre of the plot.

1. Apologies for absence

Apologies were received from Cllrs Brasnell and Elmstrom (both unwell) and from

David Carter, (Tree Warden).

2. Declarations of interest

Cllr Meredith declared an interest in item 9 on Tree Preservation Orders in De Vere Close as a resident of De Vere Close.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 10 December be approved and signed by the Chairman, after an alteration under item 5.1.5 to read “4 in favour, 1 against, 3 abstentions.” (Prop RA, 2nd KL, carried with 7 in favour and 2 abstentions)

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 18/02639/HHFUL – 15 Langley Way – Proposed demolition of existing garage and erection of new single storey extension to the side and rear. Replacement timber cladding to existing areas

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

County Cllr Bates arrived at 7.23 pm.

RESOLVED that the Parish Council recommends refusal, on the following grounds: The property is in a conservation area yet no details of the external design are provided. It represents overdevelopment of the plot. Two parking spaces will be lost if the garage is demolished and the location is already overcrowded with regard to parking. There is no information on details of the construction, venting and drainage which could impact on the neighbouring property at no 15. If HDC is minded to approve the application, the Parish Council supports the neighbour’s request for conditions to be imposed, namely that 1) no exit vents or waste pipes are installed on the roof or side wall within 1metre of the boundary with 14 Langley Way; 2) The outer face of the new side wall adjoining no 14 should consist of frost proof brick with no render except the end edges shown on the plan 3) The first floor en-suite bathroom window, which is directly opposite the neighbour’s window, should have obscured glass; 4) The raised roof lights should be flush with the roof line. (Prop RW, 2nd AM, unanimous)

5.1.2 18/02622/HHFUL – 5 Gore Tree Road – Single storey rear extension to existing bungalow and front extension to existing garage

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

RESOLVED that the Parish Council recommends approval as it is in keeping with the surroundings; is a sympathetic enhancement of the current building; and does not affect surrounding properties. There have been no objections from neighbours. (Prop RW, 2nd AM, unanimous)

5.1.3 19/00024/FUL – 5 Marsh Lane – Demolition of existing property and construction of new 3 bedroom chalet bungalow on extended footprint, superseding previously approved application reference 18/01035/HHFUL

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

RESOLVED that the Parish Council recommends refusal. The proposed new build location on the site is positioned so as to cause maximum impact on light, privacy and amenity to both neighbouring properties, in contradiction to the design statement. Whilst the Parish Council supports the application in principle, it believes the proposed site plan is inconsiderate in its use of space and incorrectly shows the shadow cast by the new build falling away from the neighbouring properties when in fact it will fall predominantly across both neighbouring gardens to the rear. Siting the

new build further towards the south boundary would substantially mitigate the negative impact on the neighbouring properties. If officers are minded to approve the application the Parish Council asks that the building be re-sited as a condition. The Parish Council also maintains its opposition to the aspects of the extension that were previously approved. (Prop RA, 2nd RE, carried with 8 in favour and 1 against)

- 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
- 5.2.1 18/01989/HHFUL – 16 Weir Road – Two side extensions with sky lights – Permission granted – Noted.
- 5.3 Tree Works applications
- 5.3.1 18/02751/TRCA – Watermill House, Mill Lane
RESOLVED that the Parish Council recommends approval. (Prop AM, 2nd RE, unanimous)
- 5.3.2 18/02713/TRCA – 18 The Thorpe - Already approved by HDC.
- 5.3.3 18/02675/TRCA – Madeley Lodge, 7 Madeley Court
RESOLVED that the Parish Council recommends approval. (Prop AM, 2nd RW, unanimous)
- 5.3.4 18/02535/TRCA – Limes Park, London Road, St Ives (various)
RESOLVED that the Parish Council has no comments but asks that the District Council's trees officer carry out a site visit before approval, if it has not already done so. (Prop AM, 2nd RA, unanimous)
6. **Huntingdonshire Local Plan Proposed Main Modifications 2018 consultation**
Cllr Waters reported that there was no specific mention of Hemingford Grey and no significant changes to local smaller settlements. The Murketts site had been removed from planned housing in the St Ives area. It was observed that the presumption against building in Flood zones 2 and 3 had been strengthened irrespective of the flood prevention in place.
RESOLVED that the Parish Council make no comments.
7. **Huntingdonshire Local Plan Proposed Main Modifications Sustainability Appraisal consultation**
RESOLVED, given that there were no modifications affecting Hemingford Grey as a parish, to make no comments.
8. **Huntingdonshire Local Plan Habitats Regulations Assessment consultation**
RESOLVED, given that there were no modifications affecting Hemingford Grey as a parish, to make no comments.
9. **Resident suggestion to place Tree Preservation Orders on two oak trees in De Vere Close**
Cllr Meredith, having previously declared an interest in this item, sat back from the discussion. Cllr Waters chaired the meeting for this item.
RESOLVED that the Parish Council should apply for Tree Protection Orders on the two oak trees in De Vere Close. (Prop RW, 2nd RA, carried with 1 abstention)
RESOLVED that a discussion of whether the Parish Council should consider protecting vulnerable mature trees on potential infill sites should be an agenda item for the February meeting. The view was expressed that the surrounding residents should be contacted before any potential proposals were to be discussed.
10. **Chairman's report on other matters for information only**
The Chairman reported that David Carter had stepped down as Tree Warden. The Parish Council expressed its appreciation for all his efforts in the role. Consideration of the Tree Warden appointment is to be an agenda item for the February meeting.
Cllr Waters reported that the application for a dwelling at Long Lane House was going to the Development Management Committee and he and Cllr Meredith would be attending. Cllr Waters is to speak regarding the application.

11. Closure of meeting

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

Signed _____ (Chairman) _____(Date)

DRAFT