

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 11 March 2019 at 7.00 pm in the Reading Room

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

In attendance: 8 members of the public including Cllrs Clifton and Dew, Iain Muspratt (Hemingfords 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 yet been submitted by Mick George Ltd. The new Minerals and Waste Plan had been delayed. It was reported that no change to the current list of sites had been proposed but this could not be relied upon. He reiterated the advice the group had received from Counsel that any development should only be on brown field sites and that this was a green field site. There had been an application by Mick George Ltd to increase the current permission for 24 hour working from 21 days a year to 365 days a year. The next newsletter will include a questionnaire seeking views on Community Asset status, including views on the unused buildings adjoining the golf course.

The applicant for 12 Priors Road spoke to the application to vary the previously approved plans, and explained that whilst the size of the building could have been increased under permitted development, he wished to keep the plans in keeping with the local area.

1. Apologies for absence

Apologies were received from Cllrs Waters (illness), Elliott and Elmstrom (both out of parish) and the reasons for absence were approved. Apologies were also received from County Cllr Ian Bates and District Cllr David Keane.

2. Declarations of interest

None.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 11 February be approved and signed by the Chairman. (Prop KL, 2nd JB, unanimous)

4. Matters arising

4.1 (8) To consider information and implications of Tree Preservation Order applications if received and to consider what action the Council should take, if any

RESOLVED, having considered the response of HDC about resource capacity and the advice from the Council's insurers, to recommend to the full Council that the proposal be withdrawn in accordance with their advice, and that the Parish Council should deal with applications on an ad hoc basis as required. (Prop RA, 2nd AM, unanimous)

4.2 Appointment of Tree Warden

A resident had expressed interest in the Tree Warden role. RESOLVED that Cllrs Meredith and Waters should follow this up with the resident, who was not present, and to defer the decision on appointment to the next meeting.

5. To consider planning applications, decision notices and tree works applications or pre-application approaches

5.1 Planning applications

5.1.1 19/00448/FUL – 12 Priors Road – Proposed demolition of garage with alterations to existing dwelling and erection of a new dwelling (variation of approved development 18/02130/FUL)

A site visit for the original application had been conducted by Cllrs Meredith and Loader.

On a proposition by the Chairman, the meeting was briefly suspended at 7.16 pm to enable the applicant to expand on the details of the application as aspects of the plans were not clear. The meeting reopened at 7.20 pm.

Following further consideration of the comments made by the Planning Inspector on appeal, and a discussion as to whether to make a recommendation or to submit comments only, at 7.30 pm the meeting was again briefly suspended to allow the applicant to speak. The meeting resumed.

RESOLVED that the Parish Council should submit its comments without making a recommendation and wishes HDC to take into consideration the following points:

“Whilst the Parish Council recognises that there may be practical reasons for incorporating Permitted Development in this instance, it nevertheless has concerns that the application of Permitted Development as a way of “topping up” on new build applications is inappropriate and if granted may lead to similar applications that seek to enlarge developments where permission may not otherwise be granted.

The proposed re-design re-occupies a similar footprint in terms of floor area to that which was dismissed on Appeal, and other comments made by the Planning Inspector in the Appeal Decision with regard to building pattern and view, specifically boundary offset, plot coverage, sub-division of curtilage, resisting inappropriate development in residential gardens and general design provisions, should also be noted. The Parish Council particularly wishes to highlight the comments of the Planning Inspector contained in Paragraphs 10 and 11 of the Inspector’s report, and would appreciate the confirmation of the Planning Officer that these comments have been taken into account with this application.” (Prop KL, 2nd AM, carried with 7 in favour and 1 against)

5.2 19/00455/HHFUL – 55A Hemingford Road, St Ives – Proposed re-roofing of existing extension from a flat roof to a mono pitched roof, together with enlargement of patio doors to rear elevation

No site visit had been undertaken.

RESOLVED that the Parish Council recommends approval. (Prop AM, 2nd SJ, unanimous)

5.2 Decision notices, appeals notices, enforcement notices and planning correspondence

5.2.1 19/80044/COND – 15 Langley Way – Conditional information for 18/02639/HHFUL C3 (Materials)

5.2.2 19/80059/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0102801OUT

5.2.3 19/80060/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0901659REM

5.2.4 19/80061/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0901668FUL

5.2.5 18/02622/HHFUL – 5 Gore Tree Road – Single storey rear extension to existing bungalow and front extension to existing garage – Permission granted

5.2.6 18/02486/HHFUL – 33 St Ives Road – Side and rear extensions – Permission granted

5.2.7 18/02402/FUL – Agricultural buildings, Long Lane Farm, Long Lane – Amendments to approved application 18/01076/FUL for a change of use of an agricultural building and land to create one dwelling to include raising ridge and eaves heights and alterations to roof fenestration detailing – Permission granted

- 5.2.8 18/01906/HHFUL – Hawkwood, 12 Madeley Court – Demolition of existing garage and link corridor construction of two storey side extension with projecting front porch and single storey rear extension – Permission granted
- 5.2.9 17/02325/FUL – Land at former Golf course, Houghton Road, St Ives – Partial re-plan of approved housing development (1301895OUT) to increase the number of residential units (as approved) to 186 by the proposed erection of 49 residential units in place of 47 that have approval – Permission granted
- 5.3 Tree Works applications
- 5.3.1 19/00310/TRCA – Mill Bungalow, St Ives Road
RESOLVED that the Tree Warden should look at this and report back with a recommendation if this is a new application.
- 5.3.2 18/00388/TRCA – 4 Vine Close, St Ives
RESOLVED to recommend approval. (Prop AM, 2nd JB, unanimous)
- 5.3.3 19/00426/TREE – 74 High Street
RESOLVED to recommend approval. (Prop AM, 2nd JB, unanimous)
- 5.3.4 19/00436/TRCA – The Well, 5 Madeley Court
RESOLVED to recommend approval. (Prop AM, 2nd JB, unanimous)
6. **CCC – Local Validation List consultation 2019**
Noted.
7. **Chairman’s report on other matters for information only**
None.
8. **Closure of meeting**
There being no further business the Chairman declared the meeting closed at 7.45 pm.

Signed _____ (Chairman) _____ (Date)