

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 8 July 2019 at 6.30 pm in the Reading Room

Present: Cllrs: Anne Meredith (Chairman) Sarah Jakes
Richard Allen Tim Puttick
Riva Elliott Mark Sheridan
Janet Brasnell Robin Waters
Janice Flint

In attendance: 19 members of the public, including Cllrs Clifton and Dew; District Cllr David Keane and Mrs A Griffiths (Minutes Secretary, LGS Services).

Cllrs Flint and Brasnell arrived at 6.34 pm.

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

The applicant for 10 Priors Road outlined details of his application to demolish the existing garage and porch and for a single storey side/rear extension and new detached garage/store. He highlighted that there would still be space for 6-7 cars to park at the front of the property.

1. To receive apologies for absence

Cllr Puttick had given apologies for possible lateness.

2. Declarations of interest

None.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 10 June be approved and signed by the Chairman. (Prop MS, 2nd JB, unanimous)

4. Matters arising

4.1 (6) To consider draft strategy for the Tree Wardens – Proposal that this is deferred to the September meeting

Cllr Meredith reported that a meeting had been arranged and the outcome would be reported to the September Planning Committee meeting.

4.2 (May meeting) Unresolved planning matters and enforcement

Cllr Meredith reported on the outcome of enquiries with HDC:

- Lake Ashmore: An application had now been submitted by Liquid Skillz.
- South of Gore Tree Road, on Mere Way - A full application had now been submitted.
- 8 Madeley Court Tree works – The Council had been informed that the HDC Trees Officer would follow this up but nothing further had been heard. RESOLVED to write to the Planning Services Manager to pursue a response. (Prop AM, 2nd RA, unanimous)

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

5.1 Planning applications

5.1.1 19/01168/FUL – Lake Ashmore, Gore Tree Road – Amendments to water based activity centre allowed by appeal including alterations to approved changing rooms, and construction of a storage building, viewing hut and control shed

RESOLVED to note the clarification from the agent with regard to the foul sewerage which will be dealt with via an existing treatment plan located on site; and on the applicant's efforts to recruit a new wakeboard instructor and general helper. Thanks

were expressed to the agent and applicant for the clarification.

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

Cllr Waters outlined the background to the retrospective application for buildings which were already in use and observed that the words “allowed by appeal” were misleading as this only applied to the wakeboarding activity and last year’s application was still with HDC. The additional buildings had taken the area of the buildings to approximately three times the size of that allowed by the appeal. These buildings were visible from the public footpath. The new plans showed only the additional side room but there was a café in operation for which there did not appear to have been any application. The Parish Council expressed the view that planning law must be observed and procedure followed.

RESOLVED to include a general comment in the response regarding the importance of submitting planning applications in advance.

RESOLVED to recommend refusal on the grounds that the buildings on site represent a much larger area than that allowed by the Appeals Inspector, and the Parish Council does not feel that this is justified. The appearance of the buildings is not in keeping with the semi-rural nature of the area and they are visible from the public footpath. If HDC is minded to approve the application, the Parish Council asks that a condition be imposed that the portacabins are clad in a material more appropriate to a semi-rural environment and that a condition also be set that a portacabin should not be set on top of another portacabin. The Parish Council asks HDC to clarify permitted development rights in relation to this development. (Prop RW, 2nd MS, carried with 2 abstentions)

Cllr Puttick arrived during this item at 6.52 pm.

5.1.2 19/01146/HHFUL – 10 Priors Road – Demolition of existing garage and porch, single storey side/rear extension and new detached garage/store

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

RESOLVED to recommend approval but suggest that HDC should consider landscaping conditions for appropriate planting in front of the garage if they are minded to approve the application. (Prop JF, 2nd RE, carried with 8 in favour and 1 against)

5.1.3 19/01156/FUL – 16 The Thorpe – Demolition of a new bungalow and the erection of a new dwelling

The site visit was conducted by Cllrs Flint and Elliott.

RESOLVED to recommend approval on the grounds that the application will be more in keeping with the street view and the new buildings opposite. (Prop RE, 2nd JB, carried with 8 in favour and 1 abstention)

Cllr Clifton and District Cllr Keane arrived at 7.15 pm.

5.1.4 19/01041/HHFUL – 37 Weir Road – Proposed rear extension and the relocation of the front door on the front elevation

The site visit was conducted by Cllrs Sheridan and Waters.

RESOLVED to recommend approval as the application is in keeping with the area and there are no objections from neighbours. (Prop MS, 2nd RW, unanimous)

5.1.5 19/01249/HHFUL – 16 Weir Road – Extension to create snug and extension to single garage to create double garage.

The site visit was conducted by Cllrs Waters and Sheridan.

RESOLVED, given that it was felt the new application would be out of keeping with the rest of Weir Road and the angles of the roof were too steep, to recommend refusal but to comment that the Parish Council would welcome a revised application more in keeping with the street scene. (Prop RW, 2nd MS, unanimous)

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

5.2.1 19/00833/HHFUL – 14 Pound Road – Single storey extension to front of property – Permission granted.

- 5.2.2 19/80137/COND – Mill Bungalow, St Ives Road – Conditional information for 17/02530/LBC C7 (Proposed render) – Complete discharge.
- 5.2.3 19/80212/COND – 12 Priors Road – Conditional information for 18/02130/FUL C3 (Materials), C4 (Landscaping) C8 (Levels) and C10 (HDMC14)
Noted. (Prop AM, 2nd RW, carried with 8 in favour and 1 abstention)

Cllr Dew arrived at 7.24 pm.

- 5.3 Tree Works applications
None.

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

The Chairman reported that from September Cllr Waters would no longer be providing the powerpoint presentations for meetings. Cllr Waters was thanked for producing the presentations.

8. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.25 pm.

Signed _____ (Chairman) _____ (Date)

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