

## HEMINGFORD GREY PARISH COUNCIL

### Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 9 September 2019 at 7.00 pm in the Reading Room

**Present:** Cllrs: Anne Meredith (Chairman) Janice Flint  
Richard Allen Sarah Jakes  
Edward Byam-Cook Tim Puttick  
Riva Elliott Robin Waters

**In attendance:** 5 members of the public, Iain Muspratt (Hemingfords' Action Group) and Mrs Gail Stoehr (Clerk).

#### **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 as yet no application had been submitted. The new Draft Minerals and Waste Plan would be incorporated into the Proposed Submission Local Plan which will be out for consultation in November or December. Concerns were expressed at the potential omission of a schedule of sites from the Plan, which may result in the Plan not being approved by Government. There has been no activity on the Golf Club site recently. Survey forms have been returned and are being assessed. It is hoped to have a plan by the end of October. A further update will be given in November.

**1. To receive apologies for absence**

Apologies were received from County Cllr Ian Bates (out of parish). Cllr Sheridan was not present.

**2. Declarations of interest**

Cllr Allen declared a non-pecuniary interest in item 5.1.1 as he knows the applicant, and a pecuniary interest in item 5.1.3 as adjacent resident.

Cllr Meredith declared a non-pecuniary interest in De Vere Close as she lives in that road.

**3. To approve the minutes of the last meetings in July and August**

RESOLVED that the minutes of the meetings of 8 July and 12<sup>th</sup> August be approved and signed by the Chairman. (Prop RA, 2nd RW, unanimous)

**4. Matters arising**

**4.1 (3.1.1) Visits for tree applications within the conservation area and criteria used – to consider response from HDC**

RESOLVED to note the response from HDC that they only visit trees subject to Tree Preservation Order applications, and that for other applications a desk based assessment is made, unless they have a notification that is either unclear in its proposals, the likely impact on the tree cannot be determined or its wider amenity value cannot be evaluated from a desk assessment, when they will make a site visit.

RESOLVED that the Tree Wardens should look at the response and consider whether to make a further recommendation to the Planning Committee.

**4.2 (5.1.1 of July meeting) Lake Ashmore, Gore Tree Road – Permitted development rights response from HDC**

RESOLVED to note the response from HDC that the site would have few, if any, permitted development rights, and most developments they would carry out with the exception of internal changes would require planning permission.

**4.3 Outstanding TPO application De Vere Close**

RESOLVED to respond to HDC's enquiry that the trees were not on Parish Council

land but thought to be HDC land and the Parish Council was not aware of any proposed work on the land.

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

5.1 Planning applications

5.1.1 19/01614/HHFUL – 5 The Thorpe – Two storey rear extension replacing single storey rear kitchen range

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

RESOLVED to recommend approval as the proposal is to the rear of the property, the design is subservient, is in keeping with no impact on the neighbours, and does not adversely impact on numbers 3 or 7. (Prop JF, 2nd RE, carried with 1 abstention)

5.1.2 19/01561/FUL – Building south of Gore Tree Farm, Mere Way – Residential conversion and extension of an existing agricultural building with approval for residential conversion pursuant to 18/00780/PMBPA

RESOLVED to recommend refusal as the overall size without the car port is 143.7 square metres, and with the car port 166.3 square metres. The Parish Council has continuing concerns about safe access on to the A14. The Parish Council will support a condition for soft landscaping to mask the acoustic fencing; the soft landscaping should be native planting. If planning permission is given there should be a condition that the car port cannot be incorporated into the dwelling at a future date. (Prop AM, 2nd RA, unanimous)

5.1.3 19/01234/S106 – Yes, London Road, St Ives – Variation of S106 agreement dated 5.10.2007 relating to planning application 0901668FUL – to vary the mortgagee exclusion clause in section 3.1.1

The affordable housing on the Yes Development forms a large portion of the affordable housing for the village. The Housing Needs Survey of 2018 demonstrates that affordable housing is needed. The Parish Council cannot support this change to the S106 which could reduce the affordable housing availability for the village. (Prop EB-C, 2nd RW, unanimous)

On a proposition by the Chairman, at 7.36 pm the meeting was briefly suspended to enable a resident to comment. The resident indicated that residents had submitted comments to HDC on 5 The Thorpe that are not showing on the website. The meeting resumed at 7.38pm

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

5.2.1 18/02312/FUL – Building south of Gore Tree Farm, Mere Way – Demolition of an agricultural building and construction of 1 no. dwelling and means of access (pursuant to approval 18/00780/PMBPA) – Permission refused

5.2.2 19/00903/HHFUL – 5 Mill Close – Remove existing concrete hanging tiles on the front and side elevations and replace with Marley Eternit cedar cladding – Permission granted

5.2.3 19/01006/HHFUL – 28 Manor Road – Ground and first floor rear extensions, garage conversion, front entrance porch and removal of an existing tree – Permission granted

5.2.4 19/01041/HHFUL – 37 Weir Road – Proposed rear extension and the relocation of the front door on the front elevation – Permission granted

5.2.5 19/01146/HHFUL – 10 Priors Road – Demolition of existing garage and porch, single storey side/rear extension and new detached garage/store – Permission granted

5.2.6 19/80252/COND – 12 Priors Road – Condition information for 19/00448/FUL C4 (Landscaping)

5.3 Tree Works applications

None under Tree Preservation Orders.

Cllr Waters brought to the Committee's attention work to a large eucalyptus tree in the

conservation area.

Cllr Jakes declared an interest and left the room at 7.38 pm.

RESOLVED that the Chairman and the Tree Wardens will follow up the work to a large eucalyptus tree in the conservation area.

Cllr Jakes rejoined the meeting.

The Tree Warden's report on the application for Linden House was noted.

**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 7.41 pm.

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

APPROVED