

HEMINGFORD GREY PARISH COUNCIL

I hereby give notice that the Meeting of the Parish Council's Planning Committee will be held on Monday 11 November 2019 in the Reading Room, Hemingford Grey at 7.00 pm

The Public and Press are cordially invited to be present.

The order of business may be varied at the Chairman's discretion.

All members of the Council's Planning Committee are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out below.



Mrs Gail Stoehr, Clerk 04/11/19

AGENDA

Comments and observations from members of the public and reports from the District Councillor on items on this agenda only

- 1. To receive apologies for absence**
- 2. Declaration of interests**
- 3. To approve the minutes of the last meeting**
- 4. Matters arising**
 - 4.1 (5.3) 36 Hemingford Road – to note response from HDC
- 5. To consider planning applications, decision notices and tree works applications or pre-application approaches received***
 - 5.1 Planning applications
 - 5.1.1 19/02087/FUL – Water's Edge, Meadow Lane – Demolition of existing dwelling and erection of a replacement dwelling
 - 5.1.2 19/01967/HHFUL – 11B Gore Tree Road – Proposed single storey extensions to the rear, side and front
 - 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
 - 5.2.1 19/01614/HHFUL – 5 The Thorpe – Two storey rear extension replacing single storey rear kitchen range – Permission granted
 - 5.2.2 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 – Permission granted
 - 5.2.3 18/00919/S73 – Lake Ashmore, Gore Tree Road – Variation of condition 2 on application 13/00002FUL for minor material amendment to approved plans - Withdrawn
 - 5.3 Tree Works applications
 - 5.3.1 19/02044/TREE – 15 Braggs Lane - works to a protected tree
- 6. Chairman's report on other matters for information only**
- 7. Closure of meeting**

* NB Some planning and tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current consultations on <http://publicaccess.huntingdonshire.gov.uk/online-applications/>

Clerk report to the Planning Committee on 11 November 2019

3. To approve the minutes of the last meeting on 14 October – attached.

4. Matters Arising

4.1 (5.3) 36 Hemingford Road – to note response from HDC

HDC write:

“The Area Enforcement Officer who is dealing with this case is Andrea Dollard. Andrea will carry out an initial investigation and site visit. As soon as possible after the site visit she will contact you to discuss her initial assessment and proposed course of action. Whilst the Council tries to resolve planning enforcement enquiries as quickly as possible, some investigations and resulting actions can become complex and may take some time to resolve.

If, at any time after you have made your complaint, the situation changes please let us know by contacting the Area Enforcement Officer or the Enforcement Administrative Officer whose contact details are below.

If you have any further questions or need any more information, please contact us quoting the reference 19/00299/ENTRÉE”

Other for information

(6) Highways England consultation on Borrowpit 3 – to note response from Highways England

The Project Manager for Highways England has replied:

“To clarify whilst there is a 10 year management plan for the borrow pit it would not be Highways England intention to keep the site for this time but would sell the land with an obligation for the purchaser to undertake the plan..

I note your suggestion in respect of a wildlife organisation taking over the site but In the first instance discussion will take place with the previous owners of the site.”

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 14 October 2019 at 7.00 pm in the Reading Room

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

In attendance: 5 members of the public, District Cllr D Keane and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

The applicant for 41 St Ives Road spoke to item 5.1.2, and expressed the view that the application for a garage would reduce on-road parking, improve the quality of the property, enhance the character of adjacent streets, and would have no undue impact on neighbouring properties. He had followed pre-application guidance from HDC and sought to minimise any impact on neighbours.

A neighbouring resident raised objections on the grounds that the proposed garage would be unsightly, would not fit in with the street scene, and would cause loss of light at the front of their house. The neighbour provided an impression of what the proposed extension would look like if built.

District Cllr Keane arrived at 7.10 pm.

1. To receive apologies for absence

Apologies were received from Cllr Sheridan (out of parish), and Cllr Elliott (attending meeting at HDC) and also County Cllr Ian Bates Iain Muspratt,

2. Declarations of interest

Cllr Jakes declared a pecuniary interest in item 4.1 as the family business is a tree surgery.

Cllr Allen declared a non-pecuniary interest in item 5.1.2 as he knows the applicant.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 9 September be approved and signed by the Chairman, after adding the words "to the Planning Committee" at the end of item 4.1. (Prop RW, 2nd JF, unanimous)

4. Matters arising

4.1 (5.3) 36 Hemingford Road – Removal of a very large eucalyptus in Conservation Area

Cllr Jakes, having previously declared an interest, left the meeting at 7.12 pm.

RESOLVED, given no application for the removal of the large eucalyptus tree in the Conservation Area could be found on the HDC website, that the Planning Committee would write to HDC informing them of the tree's removal and that there appeared to be no record of the tree application for that site on the website. (Prop AM, 2nd RW, carried with 5 in favour)

Cllr Jakes re-joined the meeting at 7.15 pm.

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

5.1 Planning applications

Cllr Meredith explained that members had been unable to undertake personal visits this month but notes had been delivered to all but one property and to neighbours.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 5.1.2 next.

5.1.2 19/01859/HHFUL – 41 St Ives Road

RESOLVED to recommend refusal because the proposed garage is forward of the building line, and would be intrusive in terms of the street scene; it is also opposite the Conservation Area and would not complement the Conservation Area. If the District Council were so minded, should any alterations to the hedge be required, the Parish Council believes it should remain as a hedge with natural hedging plants. (Prop AM, 2nd RW, carried with 4 in favour and 2 abstentions)

- 5.1.1 19/01831/HHFUL – 26 High Street – Construction of carport
RESOLVED to recommend approval as the proposed building is at the rear of the house, and although it is in the Conservation Area, cannot be seen from the main road; the building is sympathetic to the surroundings. (Prop AM, 2nd RA, unanimous)
- 5.1.2 19/01859/HHFUL – 41 St Ives Road
Taken earlier.
- 5.1.3 19/01907/FUL – 56 High Street – Alterations and change of use of outbuilding from offices to ancillary residential accommodation
RESOLVED to recommend approval as there is no overlooking and no impact on the street scene. (Prop RA, 2nd TP, unanimous)
- 5.1.3 19/01908/LBC – 56 High Street – Alterations and change of use of outbuilding from offices to ancillary residential accommodation
RESOLVED to note the application and declines to comment due to lack of relevant expertise. (Prop AM, 2nd RW, unanimous)
- 5.1.4 19/01917/FUL – Agricultural buildings, Long Lane Farm, Long Lane – Change of use of an agricultural building and land to create one dwelling and construction of an access track (pursuant to approval 18/02402/FUL)
RESOLVED to recommend approval because the amendments are very minor compared to the previous application and the additional changes proposed do not impact on the local environment. The Parish Council would reiterate its comment regarding the boundary treatment and the soft landscaping should be suitable for the agricultural context, ie, natural hedges and no solid wooden fences. A condition should be attached that the entrance track to the property should not have public access to the wakeboard facility. (Prop AM, 2nd JF, unanimous)
- 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
- 5.2.1 18/00961/HHFUL – 5 Marsh Lane – Retrospective 1.5 storey side extension to an existing chalet bungalow – Permission granted
- 5.2.2 19/01249/HHFUL – 16 Weir Road – Extension to create snug and extension of single garage to create double garage – Permission granted. RESOLVED to note that the Parish Council had recommended refusal.
- 5.2.3 19/01331/HHFUL – Corner Cottage, Manor Road – Proposed garden room/utility room extensions with internal alterations – Permission granted
- 5.2.4 19/01335/LBC – Corner Cottage, Manor Road – as above, listed building consent – Permission granted
- 5.2.5 19/01490/HHFUL – 42 Marsh Lane – Proposed first floor extension to the side over existing garage – Permission granted
- 5.3 Tree Works applications
None.
6. **Highways England – Consultation on draft restoration and after care plans for Borrow Pit 3**
RESOLVED the following response be submitted:
“A14 Cambridge to Huntingdon Improvement Scheme – Borrow Pit 3 Restoration and Aftercare Plan

- 1.3 *Following extraction of construction fills from the borrow pits Highways England will restore them to a standard comparable to that which would be expected for a commercial mineral site. A formal period of aftercare would apply for 10 years thereafter.*
- 2.13 *There is a public footpath which runs to the north of the borrow pit, just outside of the boundary. No public access if planned within the borrow pit boundary at present but will be reviewed once the final ownership has been determined.*
- 2.15 *The primary species of concern for BP3 are the warblers, great crested newts and water vole with dragonflies and otter a secondary consideration.*

The Borrow Pit 3 lies within Fenstanton Parish with the parish boundary with Hemingford Grey being the B1040.

Hemingford Grey Parish Council welcomes the restoration of Borrow Pit 3 for wildlife and is reassured that there is a commitment to maintaining the pit for 10 years following on from restoration. The Council notes that the land will probably not stay in the ownership of Highways England.

The document states that there is no intention for public access but as there are footpaths that go along its boundary the Council requests that the design and maintenance allows for visual access to the site (such as from Fenstanton FP7). This will enable local birdwatchers and others to view the wildlife and potentially survey the pit for bird organisations such as the BTO.

Although the ten year maintenance commitment is commendable, the Parish Council is concerned about what might happen at the end of the ten years, as unless ongoing maintenance is carried out then specific habitats may be lost. The Council asks that consideration be given at the end of the ten years that ownership could go to a wildlife charity or Trust. ” (Prop AM, 2nd RW, unanimous)

7. Chairman’s report on other matters for information only

A report from Hemingfords’ Action Group had been circulated to members.

Cllr Meredith reported that Cllr Elliott was tonight attending a meeting of the Development Management Committee at HDC with regard to application 19/01168/FUL Lake Ashmore. At its meeting on August the Parish Council had recommended refusal for the application but officers had recommended approval. The District Councillor had called the application in to the Committee. At a previous meeting it had been reported that correspondence from an HDC officer had indicated that it was unlikely there would be permanent development rights.

8. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.50 pm.

Signed _____ (Chairman) _____(Date)