

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 9 December 2019 at 7.00 pm at the Pavilion

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

In attendance: members of the public and John Blyde (Hemingfords' Action Group).

1. To receive apologies for absence

Apologies were received from Cllr Puttick (out of parish).

2. Declarations of interest

Cllr Byam-Cook declared a personal interest in relation to item 5 as Director of Hemingfords' Action Group.

Cllr Allen declared a pecuniary interest in relation to the land in Old London Road as he owns a property nearby.

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

Two residents spoke about the clearance of a piece of land next to the Old London Road (at the bottom end of the spur of the Old London Road and accessed from that road). A contractor had come in and removed trees and shrubs which concerned them from a wildlife perspective and also whether a planning application would be forthcoming although the site is not in the Local Plan.

The Planning Committee agreed to ask the Clerk to write to HDC asking if they were aware of any planning applications in relation to the land and the Chair agreed to contact the Tree Officer at HDC directly so that any trees left could be considered for protection.

John Blyde from HAG updated the committee on the latest activities of the group and the situation at the Astro Turf site and the old golf course.

An email was also read to the committee objecting to the application for the How, detailing the adverse impact it would have on Hemingford Meadow.

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

3.1 Planning applications

3.1.1 19/01625/HHFUL – 4 Pembroke Close, St Ives – Proposed two storey and single storey side extensions and single storey rear extension

The site visit was undertaken by Cllrs Waters and Flint.

Recommendation for approval as the proposed extensions were acceptable in principle in the context of the close but the Planning Committee draws the planning officer's attention to the balcony and the issue of potential overlooking of neighbouring properties in Pembroke Close and Hemingford Road. In addition there was no information on the materials to be used for the flat roof of the rear single storey extension. (Prop RW, 2nd EBC, 6in favour 1 against)

3.1.2 19/02280/FUL – Land north of the How, Houghton Road, St Ives – Refurbishment and extension of The Lodge and its retention as a single dwelling and the erection of buildings to provide 33 dwellings (34 total) including 9 affordable units, upgrading of access drive and associated hard and soft landscaping

Recommendation for refusal:

- The application was contrary to LP34 of the Local Plan for Huntingdonshire District Council. As the policy refers to ‘views in and out of a conservation area’ (Hemingford Meadow is part of St Ives conservation area). The proposed houses were lower down the slope and therefore would adversely affect the views in and out of the meadow.
- The application would be contrary to the St Ives conservation area where an important element of the conservation area is the green fringe.
- The proposed houses are lower down the slope south of the How and therefore would be more visually intrusive; sun reflecting from windows in summer and artificial lighting in winter.
- The proposed design of the houses was regarded as not being in keeping with the ‘rural’ context.
- The application should also have included proposals for the How itself so that the site could be considered as one.
- The application referred to land North of the How yet the houses proposed were south of the How so the application was misleading. (Prop AM, 2nd RW, 7 in favour)

4. **Cambridgeshire & Peterborough Minerals and Waste Local Plan Proposed Submission consultation**

RESOLVED to submit the following comments: (Prop AM, 2nd JF, 7 in favour)

“The Parish Council sees this as an acceptable plan for the Hemingford Grey Parish as there appear to be no major implications for the parish.

In relation to paragraph 35 of the NPPF the Council would make the following comments in relation to the 4 conditions to be met for the plan to be ‘sound.’

- *In relation to a, b and d the Planning Committee of the Parish Council has no comments.*
- *In relation to c ‘effective’ the Council would ask the inspector to consider the small site (known as the Astro Turf Site) previously allocated for waste management in the adjoining parish of Hemingford Abbots. Is the site viable for a waste management site and also how does it fit within policy 14 ‘Providing for Waste Management’ where the emphasis seems to locate waste management centres in urban areas and not in rural areas?”*

5. **Closure of meeting**

There being no further business the Chairman declared the meeting closed at 8.13 pm.

Signed _____ (Chairman) _____ (Date)