

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 13 January 2020 at 7.00 pm in the Reading Room

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

In attendance: 10 members of the public, Andy Brand (Abbey Group), Cllr D Dew (District Councillor) and Mr Ben Stoehr (Acting Clerk).

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

Andy Brand gave a presentation on the proposals for the Vindis site. This had previously been in the Local Plan but was removed on Environment Agency advice for flood risk. The Abbey Group have been working with the Environment Agency to mitigate flood concerns. They are looking at 105 units, mostly flats, using the existing access to the site. The density of 38 dwellings per hectare was in line with Council requirements, and the developers were minded to submit the application in the not too distant future. He outlined housing numbers and that affordable housing is to be confirmed but will be approximately 30% and it is expected that there will be 177 parking spaces. They have been monitoring water levels recently and there is an Environment Agency maintained flood defence on site.

The Parish Council raised issues with pumping surface/foul water into the already struggling pumping station and the absence of visitor parking spaces.

Pedestrian access into Hemingford Grey and St Ives also required investigation, including crossing points. The main road is very busy and needs a proper solution, such as a bridge. The geometry of the roundabout could be adjusted to slow traffic and an extra lane for a right turn into the site would ease the additional traffic burden.

It was observed that the site would need to be managed by a management committee.

Mr Brand stated with regard to the amenity space that they were looking at solutions for children's play, as there were concerns over the safety of the lake.

There would be no extra bus stops on the site unless CCC require it.

Members of the public commented that overflow parking was likely to occur on Old London Road section which made pedestrian safety more important. The traffic coming into St Ives was as bad as ever and new crossings were needed. The provision of sufficient school spaces was queried.

The Abbey Group were currently working with HDC to pursue electric charging for cars, probably looking at one per property. There was no solar power at the moment.

Mr Brand left the meeting at 7.35 pm.

Ian Muspratt, on behalf of the Hemingfords' Action Group, provided an update on the Mick George site, including their response to the Minerals and Waste Local Plan, the Group's objections to the identification of the site at New Farm as an existing waste management area, and the objections to the application for removal of the conditions in the existing planning permission.

A resident outlined their objections to the plans for 8 Madeley Court on the grounds of impact on their property, as both houses had walls very close to the boundary, and the height of the new two storey house would block visibility and light.

A member of the public expressed concerns about the bulldozing of land off London Road and had written to the MP about the impact on the environment and wildlife. Surveyors have

been on the site and motor bikes had been using the site without permission. The site was rejected for development in the Local Plan. A bat survey had been carried out but was not available.

1. To receive apologies for absence

Apologies were received from Cllrs Puttick and Elliott.

2. Declarations of interest

Cllr Byam-Cook declared a personal interest in the item for 36 Hemingford Road as an acquaintance and an interest in item 5.1.1 as a member of Hemingfords' Action Group.

Cllr Allen declared a personal interest in items 4.1 and 4.2 as a nearby resident although no applications had been submitted.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 11 November be approved and signed by the Chairman. (Prop RW, 2nd RA, carried with 5 in favour and 2 abstentions)

RESOLVED that the minutes of the meeting of 9 December be approved and signed by the Chairman. (Prop SJ, 2nd JF, carried with 5 in favour and 2 abstentions)

4. Matters arising

4.1 (Open session) To consider any matter arising from the presentation from Abbey Group in relation to the Vindis site at the Fenstanton end of Hemingford Road

RESOLVED to defer this item until an application was received.

4.2 (Open) Land off Old London Road spur – update

Cllr Meredith had spoken to the Trees Officer to ask HDC to protect all that is left, and a response was awaited.

4.3 (4.1 of 11.11.19) 36 Hemingford Road – to note correspondence from HDC

Noted that there was nothing further to report and the matter was now closed.

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

5.1 Planning applications

On a proposition by the Chairman, the order of business was varied to take item 5.1.4 next.

5.1.4 19/02559/FUL – Sycamore House, 8 Madeley Court – Demolition of existing dwelling and erection of replacement dwelling

RESOLVED to recommend refusal, on the grounds that, whilst it has no objection to the demolition, new building, or design, the plans are too big for the site and constitute over development as the building takes up the entire width of the plot; also on the grounds of the potential impact on no 10, due to being overbearing and the loss of light. The Parish Council has no objection to the tree removal but would like the hedge to be protected or replaced with native species. (Prop RW, 2nd AM, carried with 5 in favour and 2 abstentions)

5.1.1 FMW/072/19 CCC Minerals and Waste Planning – Land at New Farm, Rideaway, Hemingford Abbots. Centre for recycling of waste materials for re-use – Section 73 Planning Application to develop land without complying with conditions 2, 6, 8, 10, 11, 13 and 20 of planning permission H/1424/98 to allow changes to the layout and operation of the site (acoustic barrier, surface water drainage, dust suppression, noise limit, processing waste outside, stockpile heights).

The application affects Hemingford Grey as many homes are nearby. All residents use the old A14 and there are concerns about the impact of traffic on the area.

RESOLVED to recommend refusal on the following grounds: (Prop RW, 2nd MS, carried with 6 in favour and 1 abstention)

- Section 73 is not appropriate as these are not minor amendments; the extent of the changes are so great that they warrant a full application and should receive an Environmental assessment.
- The application only refers to soil screening therefore condition 15 needs to be amended to limit it to soil screening.
- No evidence has been provided that an additional small screening site is needed.
- No transport/traffic information has been provided.

5.1.2 19/02416/LBC – 10 Limes Park, St Ives – Install replacement patio door to rear of property

RESOLVED that the Parish Council has no comments.

5.1.3 19/02441/HHFUL – 38 High Street – Erection of a detached timber framed open car port

RESOLVED to recommend approval as the plans are discreet and in keeping with the surroundings. (Prop AM, 2nd RW, carried with 6 in favour and 1 abstention)

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

None.

5.3 Tree Works applications

5.3.1 19/02474/TREE – Island Hall, Mill Lane

RESOLVED that the Parish Council objects to the works to Tree 1 but recommends approval for Tree no 2.

5.3.2 19/02369/TREE – Icen House, Mill Lane

RESOLVED that the Parish Council objects to the application.

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

None.

7. Closure of meeting

There being no further business the Chairman declared the meeting closed at 8.30 pm.

Signed _____ (Chairman) _____ (Date)