

## HEMINGFORD GREY PARISH COUNCIL

### Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 10 February 2020 at 7.00 pm in the Reading Room

**Present:** Cllrs: Anne Meredith (Chairman) Sarah Jakes  
Richard Allen Mark Sheridan  
Janice Flint Robin Waters

**In attendance:** 14 members of the public, Neil Martin and Alex Clark (McCarthy and Stone) and Mr Ben Stoehr (Acting Clerk).

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

Neil Martin and Alex Clark of McCarthy and Stone gave a presentation on their proposals for 28 bungalows and 18 apartments with a mixture of 1, 2 and 3 bedroom dwellings.

McCarthy and Stone would retain ownership of the open spaces and the pavilion, which will have guest accommodation; this would be funded via the service charge.

There will be flood storage in an adjacent field which will be reduced by 50cm to compensate for the increase of the ground level from development.

It is expected that the planning application will be submitted to HDC in March or April, with the occupation of the first bungalow in autumn 2021.

Most properties will have two parking spaces to avoid parking on the road and open spaces.

The following concerns and queries were raised:

- Traffic and the access off London Road.
- Clearance of the land. McCarthy and Stone claimed that this was not their usual practice and had been carried out by the landowner.
- Restrictions on Ground rents and service charges.
- Flooding. The Local Plan to 2036 had designated any undeveloped areas south of the river as unsuitable.
- The suitability of the site for a retirement community. There is poor access to facilities.
- Concerns about the lack of integration and the potential isolation of residents.
- The inclusion of two storey dwellings and affordable apartments with no lifts.
- The feasibility of digging a pond in a flood plain was queried. The drainage field will remain in the ownership of the current landowner.
- The allocation of apartments for affordable housing. It was observed that some residents of working age would prefer bungalows and those not eligible for affordable housing might prefer apartments.

Iain Muspratt, on behalf of the Hemingfords' Action Group, reported that the closing date for objections to the Astro Turf site planning application was on 12 February. Residents were urged to respond. The Group had commented on the Draft Minerals and Waste Local Plan. An application for designation of the Golf Club as an Asset of Community Value was being prepared. The golf range, shop, conference centre and restaurant had been sold to another organisation.

#### **1. To receive apologies for absence**

Apologies were received from Cllrs Puttick, Elliott and Byam-Cook and from County Cllr Ian Bates.

#### **2. Declarations of interest**

Cllr Allen declared a non-pecuniary interest in the item on the London Road development.

**3. To approve the minutes of the last meeting**

RESOLVED that the minutes of the meeting of 13 January be approved and signed by the Chairman, after an amendment under item 4.2 to add “if a TPO is applicable” at the end (Prop RA, 2nd MS, unanimous)

**4. Matters arising**

4.1 (4.2) Proposed Development of Land off Old London Road spur

Noted, this will be discussed when the planning application is received.

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

5.1 Planning applications

5.1.1 20/00087/NMA - 67 High Street - Re-roof Artist's studio

RESOLVED, noting that the application should be designated LBC not NMA, to make no comment. (Prop RW, 2nd AM, unanimous)

5.1.2 20/00004/HHFUL - 19 Pound Road - New porch to front elevation

RESOLVED that the Parish Council recommends approval as this is a minor addition and complements the varied street scene. (Prop AM, 2nd RA, unanimous)

5.1.3 20/00087/NMA - 42 Marsh Lane - Amendment to 19/01490/HHFUL: Rear bedroom window changed to French doors with sidelight windows

RESOLVED to recommend approval as the application fits in with the design and is invisible from the street. (Prop RW, 2nd SJ, unanimous)

5.1.4 20/00262/NMA – 5 The Thorpe – Amendment to 19/01614/HHFUL. Materials and fenestration alterations to rear extension

RESOLVED to recommend approval as materials are in keeping and the change of window is acceptable. (Prop AM, 2nd RA, unanimous)

5.1.5 20/80025/COND – Waters Edge, Meadow Lane – Conditional information for 19/02087/FUL C8 A&B (Archaeology WS1)

RESOLVED to note that bones from a Quaker burial site had been discovered.

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

5.2.1 19/80377/COND – Lake Ashmore, Gore Tree Road – Conditional information for 19/01168/FUL – C4 (Rescue boat), C5 (Additional landscaping) and C9 (Materials) – application for condition discharge

5.2.2 19/00278/FUL – The How, Houghton Road, St Ives (original application) – Refurbishment, extension and conversion of The How and The Lodge, demolition of existing outbuildings, erection of two new buildings, improvements to existing access, associated car parking and landscaping and provision of 22 dwellings, including 7 affordable units - Withdrawn

5.2.3 19/01156/FUL – 16 The Thorpe – Demolition of existing bungalow and the erection of a new dwelling – Permission granted

5.2.4 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 – Permission granted. The Parish Council had recommended refusal.

5.2.5 19/01831/HHFUL – 26 High Street – Construction of carport – Permission granted

5.2.6 19/01859/HHFUL – 41 St Ives Road – Erection of a single storey garage – Permission refused. The Parish Council had also recommended refusal.

5.2.7 19/01907/FUL – 56 High Street – Alterations and change of use of outbuilding from offices to ancillary residential accommodation – Permission granted

5.2.8 19/01908/LBC – 56 High Street – As above, listed building application – Permission granted

5.2.9 19/01967/HHFUL – 11B Gore Tree Road – Proposed single storey extensions to the rear, side and front – Permission granted

- 5.2.10 19/01625/HHFUL - 4 Pembroke Close St Ives - Proposed two storey and single storey side extensions and single storey rear extension and installation of timber boarding – Permission Granted
- 5.2.11 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) – Permission granted
- 5.2.12 19/02087/FUL - Waters Edge Meadow Lane - Demolition of existing dwelling and erection of a replacement dwelling - Permission granted
- 5.2.13 19/02369/TREE - Icen House Mill Lane - Permission granted
- 5.2.14 19/02416/LBC - 10 Limes Park St Ives - Install replacement patio door to rear of property - Permission granted
- 5.2.15 19/02473/TRCA - 7 Meadow Close - Permission granted
- 5.2.16 19/02474/TREE - Island Hall Mill Lane – Permission granted
- 5.2.17 19/02552/TRCA - Hemingford Grey House Church Street – Permission granted.

5.3 Tree Works applications

5.3.1 19/02594/TRCA - 22 The Thorpe

RESOLVED that the Parish Council has no comments.

5.3.2 20/00145/TRCA – Jamal 4 Madeley Court

RESOLVED that the Parish Council has no comments.

5.3.3 20/00021/TRCA - 2 Norman Court

RESOLVED that the Parish Council has no comments.

5.3.4 20/00042/TRCA - 14 Norman Court

RESOLVED that the Parish Council has no comments.

5.3.5 20/00062/TRCA - 3 Vicarage Fields

RESOLVED that the Parish Council has no comments.

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 8.00 pm.

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