

## HEMINGFORD GREY PARISH COUNCIL

### Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 9 March 2020 at 7.00 pm in the Reading Room

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

**In attendance:** 10 members of the public, John Blyde (Hemingfords' Action Group), District Cllr David Keane and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

John Blyde on behalf of Hemingfords' Action Group conveyed apologies from Iain Muspratt and provided an update, including:

- The planning application for the Astro Turf site, which was expected to go to the CCC planning committee in April or May.
- The use of skips in the car park, which was said to represent a planning breach.
- The Draft Minerals & Waste Local Plan. There will be a public enquiry and the Action Group will be invited to speak and attend with lawyers.
- The progress of the application to register the Golf Club as an Asset of Community Value.

The applicant for 41 St Ives Road spoke to his application and argued that the application was in keeping with the character of the area and represented an improvement to the area by providing additional parking space.

**1. To receive apologies for absence**

Apologies were received from Cllr Byam-Cook (apologies received after the meeting) and from Iain Muspratt (Hemingfords' Action Group)

**2. Declarations of interest**

Cllr Allen declared a pecuniary interest in item 5.1.5 as he lived opposite the site which was visible from his house..

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

RESOLVED that the minutes of the meeting of 10 February be approved and signed by the Chairman, after amendments under item 2 to add "as a local resident as no application had been submitted" at the end; and amend item 5.1.5 to read "Resolved to note." (Prop RA, 2nd MS, unanimous)

**4. Matters arising**

**4.1 19/02280/FUL – The How, Houghton Road, St Ives – DLA Town Planning correspondence on amendments to application**

The Parish Council had previously recommended refusal on the basis of the impact of the views on the Conservation Area, after which the application had been withdrawn. The revised plan had removed some dwellings from the plan and towers had been erected to reflect the proposed position and height of the proposed dwellings near the southern boundary, and to give an indication of their visibility. It was observed that the developers had not submitted a plan for the main building and the application was awaited.

Cllr Puttick arrived at 7.18 pm.

**4.0.2 36 Hemingford Road – removal of eucalyptus tree**

RESOLVED to note the replacement tree.

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

5.1 Planning applications

5.1.1 20/00051/HHFUL – 41 St Ives Road – Construction of a detached garage in the front garden area with associated minor changes to driveway shape

The site visit had been conducted by Cllrs Sheridan and Waters.

RESOLVED to recommend refusal, given that the proposed building is several metres in front of a clear building line maintained along the whole of the southern side of St Ives Road, which has a consistent architecture facing the conservation area on the other side of the road. (Prop MS, 2nd RW, carried with 5 in favour and 3 abstentions)

District Cllr Keane arrived during this item at 7.24 pm.

5.1.2 20/00228/CLPD – 14 Skylark Place – Single storey extension to rear

RESOLVED to note the application as this is permitted development. (Prop AM, 2nd RW, unanimous)

5.1.3 20/00234/HHFUL – 16 Langley Way – Demolition of existing garage and erection of new attached garage

The site visit was conducted by Cllrs Elliott and Meredith.

RESOLVED to recommend approval because the garage was now in a more suitable site. However the Parish Council was concerned, as this was a retrospective application, that an application had not been made for the removal of the trees and shrubs in the conservation area, and recommended that a condition be set for the replacement of the tree and hedge. (Prop AM, 2nd RW, unanimous)

5.1.4 20/00290/HHFUL – 10 Pound Road – Proposed single storey side extension

The site visit was conducted by Cllrs Elliott and Meredith.

RESOLVED to recommend approval as the proposed single storey extension complements the house and has no adverse impact on the neighbours. (Prop AM, 2nd RE, unanimous)

5.1.5 20/00285/FUL – F Vindis and Sons Ltd, Low Road – Demolition of existing structures and proposed erection of 105 dwellings together with associated works including a pedestrian boardwalk

RESOLVED that:

*Hemingford Grey Parish Council (HGPC) objects to the application on the grounds of:*

- *Flooding*
- *Drainage*
- *Traffic implications especially for pedestrians using the road*
- *The mass and density of the buildings is not appropriate in a semi-rural area*
- *There is insufficient amenity space for residents on site and an absence of community facilities available*
- *If HDC is minded to approve the application there should be a condition that the developers support a car pool to alleviate congestion and pollution*
- *The application should be looked at in conjunction with other existing and potential applications in the context of traffic impact.*

*HGPC recommends refusal as the application is contrary to HDC Local Plan and NPPF policies concerning building on flood zone 3 and is predicated on this being a brownfield site. In fact the eastern third of the site is completely greenfield and HDC state that there is no shortage of allocated residential development land in less flood prone areas.*

*If permission for housing is ultimately approved HGPC calls for the following issues to be dealt with robustly:*

- *Absolute assurance must be obtained from EA/HDC/CCC Highways that the culverts under Low Road, Harrison Way and (old) London Road are sufficient for a built up area on the site and are to be properly and regularly maintained unlike the current situation on the Low Road/roundabout where a 'pond' appears every time it rains.*
- *allowance must be made for the known groundwater flooding on the lower eastern side of the site given that the flood banks in that area are built on permeable gravel and seepage is relatively fast when the river below St Ives lock is in flood for more than a day or two. (see separate correspondence with the Environment Agency)*
- *absolute assurance must be obtained from Anglian water that the existing old foul water sewers and pumps through the Hemingfords can cope with 105 new dwellings*
- *despite HDC having no clear policy on the number of parking spaces to be provided there must be the aim of never needing 'overflow' parking for which there is no safe provision given the traffic volumes on adjacent roads and the necessity for pedestrians to cross them to reach any other possibilities*
- *adequate provision must be made for pedestrians, especially children, walking to Hemingford school or to St Ives town. The public footpath through the marina is NOT suitable for regular access to St Ives and the speed of traffic on the A1096 will encourage people to get into cars and not use their bicycles or their feet*
- *The development should address the implications of the recently adopted UK and CCC climate change policies. HGPC have already agreed to address climate change issues in all of our decisions. Residents in the London Road area have already noticed increased traffic along Hemingford Rd seeking to escape the existing congestion around the Vindis roundabout. This rat-running will only be exacerbated by this development and we seek to reduce pollution in our parish – not increase it.*
- *That car pooling be supported by the developers for at least 5 years to alleviate traffic congestion near the site and parking on the site.*

*Furthermore, the proposal by the developers to put a footpath around the roundabout which then requires pedestrians to cross two lanes of traffic along the A1055 is dangerous. The design of the roundabout and the proposal will be detrimental to pedestrians, especially children being taken to school who will have to cross the road to reach the school.*

*The public footpath in the boatyard goes under the road but the field floods and is not usable in winter. There are no pedestrian crossings. The existing footpath is not adequate. The whole picture has not been taken into consideration and the development is not increasing the infrastructure of the area.*

*In the light of the Murketts application and the anticipated application from McCarthy and Stone, any application should be considered in conjunction with other developments being proposed along London Road which will increase traffic.*

*The Parish Council also objects on the grounds of:*

- *Overdevelopment of the site*
- *The current approach to St Ives is low density housing, a marina, then water meadows, and the largest existing building is obscured by trees. The proposed*

*buildings are up to four storeys in height. The mass and scale is inappropriate to a semi-rural location and the density shown on the plans is not right.*

- *The development has a lack of amenity space with a large number of flats. The amenity space will be soggy or flooded much of the year. There are no community buildings at that end of the parish.*
- *Although the site is in Fenstanton Parish, there is no access to community facilities and pedestrians have to negotiate the busy road.*

RESOLVED also to append correspondence between John Hesp, a resident and former Environment Agency engineer, and the Environment Agency, regarding the flooding issue.

(Prop RW, 2nd MS, carried with 7 in favour and 1 abstention)

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

5.2.1 19/02441/HHFUL – 38 High Street – Erection of a detached timber framed open car port (retrospective) – Permission granted

5.2.2 20/00087/NMA – 42 Marsh Lane – Amendment to 19/01490/HHFUL – Rear bedroom window changed to French doors with sidelight windows – Permission granted

5.3 Tree Works applications

5.3.1 20/00344/TREE – Water’s Edge, Meadow Lane – to note response submitted by Tree Wardens  
Noted.

6. **CCC Consultation on review of County Planning, Minerals and Waste Enforcement Plan**

RESOLVED to respond that the Parish Council considers that the document is well thought through, having policies in place and following national guidelines. It would however, would like to comment on clause 6.5, which it suggests should be altered after the words County Councillor, to read, *“and should inform the Parish Council and any adjacent parish councils if the boundary is within 500 metres of the breach.”*

(Prop AM, 2nd RA, unanimous)

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

RESOLVED to note that as the next meeting fell on Easter Monday, it would be deferred to the following Monday.

8. **Closure of meeting**

There being no further business the Chairman declared the meeting closed at 8.03 pm.

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