

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Monday 21 June 2021 at 7.00 pm in the Pavilion, Manor Road

Present: Cllrs: Anne Meredith (Chairman) Nick Irish
Richard Allen Tony Jackson
Sue Duma Sarah Jakes
Riva Elliott Robin Waters
Janice Flint

In attendance: 9 members of the public and Mrs Gail Stoehr (Clerk).

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

The applicant for 6A The Thorpe spoke to item 4.1.7 and the application for modernisation of the bungalow, and addressed neighbours' concerns and objections. With regard to the drive, he had offered to improve the section by the verge by number 7, but this had been refused. Regarding the tree line, he stated that the conifers removed were not 40 years old, but he intended to replace them with native species. He outlined his reasons concerning the garage and did not believe it would have any impact on flooding.

The applicant for 8 Haley Close spoke to their application (item 4.1.6) and had worked with all their neighbours to ensure it was sympathetic and in keeping.

An adjacent resident to 26 Weir Road outlined their objections regarding overlooking from the side elevation window.

1. To receive apologies for absence

Apologies were received from Cllr Dew and from District Cllr David Keane.

2. Declarations of interest from councillors on items on the agenda

Cllr Meredith declared a non-pecuniary interest in item 4.1.7 as she lived in a property behind the applicant, and would abstain from voting.

Cllr Allen declared a non-pecuniary interest in item 4.1.6 as a friend of the applicant.

3. Matters arising

3.1 Planning training in August – formal arrangements

RESOLVED to arrange the planning training for Wednesday 18 August at 7 pm in the Pavilion if available. (Prop AM, 2nd RA, unanimous)

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

4.1 Planning applications

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

4.1.2 21/01084/HHFUL – 26 Weir Road – First floor rear extension, dormer windows and changes to the fenestration

The site visit was conducted by Cllrs Elliott and Jackson, who had spoken to neighbours.

RESOLVED to object to the application and recommend refusal. Whilst the application has some merit, when it comes to the upper fenestration the applicant should look at a way to ensure the window is not overlooking the neighbouring property. If HDC is mindful to approve the application, it should ensure the window is frosted. (Prop RE, 2nd TJ, carried with 1 abstention)

4.1.6 21/00847/HHFUL – 8 Haley Close – Proposed construction of single storey and two storey extensions including associated external works and parking

The site visit was conducted by Cllrs Flint and Meredith.

RESOLVED to support the application, as it is in keeping with the street scene. The proposed extensions and alterations have no adverse impact on the building line and are in keeping with other buildings in the close. (Prop AM, 2nd JF, carried with 1 abstention)

- 4.1.7 21/00727/HHFUL – 6A The Thorpe – Single storey extension to existing bungalow
The site visit was conducted by Cllrs Jakes and Waters.
RESOLVED to support the application subject to the condition that a native hedge is planted. (Prop SJ, 2nd RW, carried with 7 in favour and 1 abstention)
Cllr Irish arrived at 7.31 pm.
- 4.1.1 21/01162/HHFUL – 45B High Street – Proposed replacement windows to front elevation
The site visit was conducted by Cllr Meredith.
RESOLVED to support the application. (Prop RW, 2nd RE, carried with 6 in favour, 1 against and 1 abstention)
- 4.1.3 21/00974/HHFUL – 14 Priors Road – Single storey side and front extension
The site visit was conducted by Cllrs Flint and Meredith.
RESOLVED to support the application as the extension to the rear is not visible from the road and the extensions are in keeping with the general street scene. (Prop JF, 2nd AM, unanimous)
- 4.1.4 21/00961/HHFUL – 12 Priors Road – Single storey rear extension, canopy porch and ancillary development
The site visit was conducted by Cllrs Flint and Meredith.
RESOLVED to support the application as the extension is not visible from the road and is in keeping with the general street scene. (Prop JF, 2nd AM, carried with 8 in favour and 1 abstention)
- 4.1.5 21/00896/HHFUL – 2 Mill Close – Removal of integrated roof and hanging tiles to the front elevations of the property. Enclose the front entrance with a new UPVC frame including composite door. A rendered finish to half of the front elevation including where the hanging tiles used to be using chalk coloured rendering
The site visit was conducted by Cllrs Waters and Jakes.
RESOLVED to support the application as it is in keeping with the rest of the close and is a sensible proposal. (Prop RW, 2nd SJ, unanimous)
- 4.1.8 21/00549/HHFUL – 1 Glebe Road – Proposed side and rear extension and insertion of dormer window to front elevation
The site visit was conducted by Cllrs Jackson and Waters.
RESOLVED to object to the application and to make the following comments:
This application is for a house in Glebe Rd under which there is almost certainly a very important surface water drain from the High Street via Apple Orchard and Daintree Green to the Dendys ditch and ultimately into the Marsh Lane lake. While we know that the manholes in the green and in Apple Orchard appear to link up, and one has recently been cleared and videoed by a CCC contractor, we have yet to see a map from CCC that shows the exact line of these drains.
Could HDC please ensure that the drain is safeguarded by, in the first instance ensuring that it is properly documented. Given that the application is for a two story extension it is material that the building foundations should take account of the presence of this drain and that a suitable condition is in place to ensure the integrity of our drainage system.
The Council also believes it is too large a development and there is also an issue with it being overbearing. (Prop RW, 2nd TJ, carried with 8 in favour and 1 against)
- 4.2 Decision notices, appeals notices, enforcement notices and planning correspondence
- 4.2.1 21/00102/HHFUL – 14 Church Street – Single storey rear extension – Permission granted

- 4.2.2 21/00310/HHFUL – 16 Marsh Lane – Proposed one and a half storey rear extension and loft conversion to domestic dwelling – Permission granted
- 4.2.3 21/00263/HHFUL – 28 Manor Road – Erection of rear extension and front porch – Permission granted
- 4.2.4 21/00234/HHFUL – 6 Apple Orchard – Proposed garden room extension (single storey) – Permission granted
- 4.2.5 21/00139/HHFUL – 22 Manor Road – Single storey rear extension within conservation area – Permission granted
- 4.2.6 21/80058/COND – Sycamore House, 8 Madeley Court – Conditional information for 19/02559/FUL: C3 (Materials), C4 (Architectural details), C5 (Hard and soft landscaping) and C13 (Bin and cycle storage) – Condition reply issued
- 4.2.7 20/01177/S73 – Water’s Edge, Meadow Lane – Application for removal of variation of conditions 2 (Approved plans), 6 (Protected species), 8 (Archaeology) and 11 (Hard and soft landscaping) following grant of planning permission ref 19/02087/FUL – Permission granted
- 4.2.8 21/00542/HHFUL – 45 Marsh Lane – Proposed new front entrance door and porch canopy over, single storey lean-to rear extension and first floor side extension over existing flat-roofed ground floor extension – Permission granted
- 4.2.9 21/00454/HHFUL – 4 High Street – Replacement of existing garage with new single-storey extension to the existing dwelling – Permission granted
- 4.2.10 20/01546/FUL – The Willows Guest House, 45 High Street – Proposed change of use from guest house to residential (2 dwellings) – Permission granted
- 4.2.11 FMW/072/19 – 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, 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)
 “This planning application was withdrawn on 20 May 2021.
 A copy of the withdrawal letter can be found at <http://planning.cambridgeshire.gov.uk/> by entering the relevant reference number. The withdrawal letter is available under “Documents.”

4.3 Tree Works applications

- 4.3.1 21/01298/TREE Field Lodge, London Road
 RESOLVED to support the application. (Prop AM, 2nd RA, unanimous)

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

None.

6. Closure of meeting

There being no further business the Chairman declared the meeting closed at 7.54 pm.

Signed _____ (Chairman) _____(Date)