

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Tuesday 19 October 2021 at 7.45 pm in the Pavilion, Manor Road

Present: Cllrs: Anne Meredith (Chairman) Sarah Jakes
Janice Flint Robin Waters
Tony Jackson

In attendance: 6 members of the public and Mrs A Griffiths (Minutes Secretary, LGS Services).

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

Two members of the public outlined their opposition to the proposed extension at 1 St James's Court on the grounds that it represented a vast overdevelopment of the site. The proposed plans would overpower and overlook the properties at 37 and 37a High Street as it came right up to their boundaries. An area which was currently a car parking space would be covered in with a first floor extension built on top of it. There would be access issues as a concrete stanchion would impede access to the neighbours' garden gate and block a right of way for cars to move. Extracts from the property deeds showing the right of access were provided, indicating that the development would encroach within the boundary of 37 High Street and on the right of way, leaving insufficient space to park a car. It was also observed that 37, 37a and 39 High Street were all listed buildings in a conservation area, and the development would have a negative effect on the courtyard and outlook.

1. To receive apologies for absence

Apologies had been received from Cllrs Allen and Puttick (out of parish), and from Cllr Duma.

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

Cllr Jackson declared an interest in item 5.1.1 as a former owner of the property who knew all the neighbours, and indicated that he would not take part in the discussion.

3. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting of 21 September be approved and signed by the Chairman, after altering item 5.2.14 to read "RESOLVED to note that the DMC decided to refuse the application but was asked to consider the application again at its meeting on 20 September" and item 6 to read "...that Cllr Meredith will liaise with the Clerk to identify another trainer and determine councillor availability over 2 weeks in November." (Prop RW, 2nd SJ, carried with 4 in favour and 1 abstention)

4. Matters arising

4.1 (6) Planning training – to note response from CAPALC and correspondence from HDC

RESOLVED given that the type of training requested, with practical work to provide presentation experience, was not available, to accept Cllr Dew's offer to run an in-house practical workshop on giving presentations, and to reconsider this aspect after the elections in 2022.

RESOLVED noting that HDC were currently unable to offer Listed Building and Conservation Area training, and it had not been possible to find another trainer, to revisit this if circumstances change.

4.2 (8.2.2 of 5.5.21) 20/80265/COND – 16 Langley Way – update and to note correspondence

RESOLVED to note the correspondence from the HDC Enforcement Officer that "the planting as per the landscaping plan and agreed condition has been completed. Therefore, no breach of condition has been confirmed and this case will be closed."

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

5.1 Planning applications

5.1.1 21/02207/HHFUL – 1 St James’s Court, High Street – Demolition of existing single storey structure. Construction of single storey rear and side extension and first floor side extension with car port below

The site visit had been conducted by Cllrs Flint and Meredith.

RESOLVED to recommend refusal for the following reasons:

- a) Having seen information from the Land Registry, the Parish Council is not convinced about the applicant having ownership of all the land included in the application and asks HDC to check whether this is correct, in the light of the conflicting information with the Land Registry.
- b) The rights of way issues raised by the neighbouring residents at 37 and 37a High Street.
- c) The overbearing nature of the two storey extension, especially its impact on 37a High Street, and the overdevelopment of the site.
- d) The proposed front porch breaks the unity of the court as all the other porches are open. (Prop AM, 2nd JF, carried with 4 in favour and 1 abstention)

5.1.2 21/02075/CLED – Horseshoes, 8A Hemingford Road, St Ives – The application site has been continually used as a separate self-contained, non-ancillary dwelling for a period in excess of 10 years in breach of condition 3 of planning permission 02/01705/FUL - Including correspondence received from HDC.

RESOLVED to comment that the Parish Council has no evidence contrary to the assertion that there has been a separate dwelling there for over 10 years. (Prop AM, 2nd TJ, unanimous)

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

5.2.1 21/01754/HHFUL – 5 The Brambles, St Ives – Retrospective permission for rear extensions approved under permission 17/02173/HHFUL and retrospective permission for rear raised patio and boundary fence height – Permission granted by HDC

5.2.2 21/01758/HHFUL – 26 Weir Road – Two storey rear extension, alterations to windows to accommodate the dormer bedroom. Materials to the new single storey side extension – Permission granted by HDC

5.2.3 21/01162/HHFUL – 45B High Street – Proposed replacement windows to front elevation – Permission granted by HDC

5.2.4 20/02165/FUL – The Cock Inn, 47 High Street – Installation of two pods within the garden of the pub to accommodate external dining (Sui generis) – Permission granted by HDC

5.3 Tree Works applications

None.

5.4 Proposal that the Council consider current planning enforcement matters, including the Liquid Skillz developments and the tree house at Corner House, Mill Lane

5.4.1 Tree house at Corner House, Mill Lane

RESOLVED to raise the tree house with HDC, especially querying the principle of whether tree houses are permitted in conservation areas without planning permission, and querying the potential impact of the construction on the protected tree itself.

5.4.2 38 Marsh Lane

RESOLVED, given that there had been no response from the enforcement officer, to write again seeking a response, both with regard to the building at the back and also the position regarding the demolition of the property.

5.4.3 Liquid Skillz

RESOLVED to seek an update on the enforcement issues, copying in the two District Councillors.

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)

APPROVED