

HEMINGFORD GREY PARISH COUNCIL

Minutes of Hemingford Grey Parish Council's Planning Committee Meeting held on Tuesday 14 February 2022 at 7.00 pm in the Parish Centre, High Street

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

In attendance: 11 members of the public, District Cllr D Dew (part of meeting) and Mrs Gail Stoehr (Clerk).

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

The applicants for 24 Church Street spoke to their application and outlined past renovation works and the proposed redesign for a two storey extension, having listened to previous comments.

Residents outlined their objections to the 24 Church Street application including the impact on adjacent dwellings, inaccuracies in the application statement, the overbearing and overshadowing, loss of privacy, and effect on access.

Further letters of objection had been received from other residents.

1. To receive apologies for absence

Apologies had been received from Cllrs Puttick (work commitment), Jackson (out of parish) and Flint (self-isolating). Apologies were also received from District Cllr David Keane.

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

None.

3. To approve the minutes of the last meetings

RESOLVED that the minutes of the meeting of 8 November be approved and signed by the Chairman. (Prop AM, 2nd RA, unanimous)

RESOLVED that the minutes of the meeting of 10 January be approved and signed by the Chairman after an amendment under item 4.1.2 to change "outcome" to "update." (Prop AM, 2nd RW, unanimous)

RESOLVED that the minutes of the extra-ordinary meeting of 31 January be approved following a correction under open session, paragraph 3. (Prop SJ, 2nd RE, carried with 3 in favour and 3 abstentions)

4. Matters arising

4.1 18/02726/FUL – Former car showroom, London Road, St Ives – Phased residential development of 49 dwellings with access, parking, landscaping and associated works – to consider report on Development Management Committee meeting on 24 January 2022

RESOLVED to receive Cllr Waters's report that since the Development Management Committee meeting, Anglian Water are still in discussion with the applicant regarding the surface water. Thanks were expressed to Cllr Waters for attending the meeting.

4.2 (4.1.2 of 10.1.22) 21/00266/ENPLAN – 38 Marsh Lane – Update from Enforcement Officer

RESOLVED to note that the retrospective application had been submitted and had been considered at the extra-ordinary meeting.

5. To consider planning applications, decision notices and tree works applications

or pre-application approaches5.1 Planning applications

On a proposition by the Chairman, the order of business was varied to take item 5.1.2 next.

5.1.2 22/00006/HHFUL – 24 Church Street – Two storey rear extension

The site meeting was conducted by Cllrs Waters and Meredith.

RESOLVED following an amendment to object to the application on the following grounds:

- 1) Loss of sunlight & overshadowing to the immediate neighbours' gardens at Nos 22 and 26. The proposed two storey extension will block morning sunlight from the garden of No26 (which now incorporates No28 shown on the applicant's plans) and afternoon and evening sunlight from the garden of No 22.
See Fig 1 below
- 2) Overlooking and loss of privacy to No 30 Church St, The Maltings, and Nos 5,7,9 & 11 Church Lane. The large upstairs window proposed on the western wing will overlook the gardens and back elevations of these properties which are currently private.
- 3) Highway issues – Church Street is often clogged with parked cars on both sides and is a part of a popular pedestrian route along the river and to and from the parish church. The total number of bedrooms in the extended No 24 indicates more cars than can be comfortably accommodated in the courtyard parking area.
- 4) Effect on listed buildings. This extension will affect the two Grade II listed buildings to the north west:
No 1330772 32, 34A AND 36, CHURCH STREET - particularly outlook from 1st floor windows.
No 1128469 CLEVELAND COTTAGES, 26 AND 28, CHURCH STREET - (these are now a single dwelling, No 26) particularly the outlook from the 1st floor back window and complete overshadowing of the garden during the morning.
- 5) Layout and density of building design – effect on Conservation Area. This extension will be larger than the original house and its position will completely change the outlook from No 30, 32, 32A, 34, 34A, The Maltings and The Maltings Studio) in Church St and from Nos 5, 7, 9 & 11 Church Lane. All these properties currently enjoy a view of trees and back gardens in the Conservation Area that will be completely changed by the introduction of this two storey block.
- 6) All of these reasons arise from the proposal being a two storey block which extends so far into the garden. (Prop RW, 2nd AM, unanimous)

5.1.1 22/00083/FUL – 16 The Thorpe – Demolition of existing bungalow and erection of new contemporary replacement single storey building

The site visit was conducted by Cllrs Waters and Meredith.

RESOLVED to support the application as it has an interesting design, adding to the eclectic range of designs down The Thorpe, has no impact on the street scene and is a welcome addition. (Prop RW, 2nd AM, unanimous)

5.1.3 21/02814/HHFUL – 14 Burlington Way – Single storey rear extension, garage conversion, front porch, dormer window and sky lights to the rear

The site visit was conducted by Cllrs Duma and Jackson.

RESOLVED to support the application as the proposed extensions are replacing the garage and are at the rear of the property. There are no overlooking issues and the plot is generous so there is no over development. There is no adverse impact on the street scene. (Prop SD, 2nd RW, unanimous)

5.1.4 21/02740/HHFUL – 7 St Ives Road – A new single storey rear kitchen extension

The site visit was conducted by Cllrs Duma and Jackson

RESOLVED to support the application as the development is within the size of the

plot, and as a single storey extension it has no overlooking issues, but the Parish Council wishes to draw the Planning Officer's attention to the relationship with the boundary of no. 28. (Prop AM, 2nd RW, unanimous)

- 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
- 5.2.1 21/02589/HHFUL – 5 Glebe Road – Proposed two storey extensions to the front – Permission granted by HDC.
- 5.2.2 21/80212/COND – St Francis House, 29 High Street – Conditional information for 20/00675/FUL: C3 (windows and doors), C4 (boundaries), C5 (cycle store), C6 (bio), C12 (drainage), and C14 (CC spec) – Condition reply issued.
- 5.3 Tree Works applications
- 5.3.1 22/00212/TREE – March House, 10 Madeley Court
RESOLVED to note that the Tree Wardens have submitted the response supporting the application using delegated powers.
- 5.4 Houghton Grange Field pre-submission briefing session invitation (Homes England) on 3 March
RESOLVED that Cllr Allen may attend and that Cllr Dew is to report.
6. **To consider procedure for planning application deadlines that fall outside the meeting schedule**
RESOLVED to reserve dates for the second Mondays in August and December which may be used for extra-ordinary meetings called by the Chairman.
7. **Chairman's report on other matters for information only**
None.
8. **Closure of meeting**
There being no further business the Chairman declared the meeting closed at 8.04 pm.

Signed _____ (Chairman) _____ (Date)