

HEMINGFORD GREY PARISH COUNCIL

I hereby give notice that the Meeting of the Parish Council's Planning Committee will be held on Monday 11 March 2019 in the Reading Room, Hemingford Grey at 7 pm

*The Public and Press are cordially invited to be present.
The order of business may be varied at the Chairman's discretion.*

All members of the Council's Planning Committee are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out below.



Mrs Gail Stoehr, Clerk 04/03/19

AGENDA

Comments and observations from members of the public and reports from the District Councillor on items on this agenda only

- 1. To receive and approve apologies for absence**
- 2. Declaration of interests**
- 3. To approve the minutes of the last meeting**
- 4. Matters arising**
 - 4.1 (8) To consider information and implications of Tree Preservation Order applications if received and to consider what action the Council should take if any
- 5. To consider planning applications, decision notices and tree works applications or pre-application approaches received***
 - 5.1 Planning applications
 - 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
 - 5.2.1 19/80044/COND – 15 Langley Way – Conditional information for 18/02639/HHFUL C3 (Materials)
 - 5.2.2 19/80059/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0102801OUT
 - 5.2.3 19/80060/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0901659REM
 - 5.2.4 19/80061/COND – Yes, London Road, St Ives – Confirmation of discharge of conditions for 0901668FUL
 - 5.2.5 18/02622/HHFUL – 5 Gore Tree Road – Single storey rear extension to existing bungalow and front extension to existing garage – Permission granted
 - 5.2.6 18/02486/HHFUL – 33 St Ives Road – Side and rear extensions – Permission granted
 - 5.2.7 18/02402/FUL – Agricultural buildings, Long Lane Farm, Long Lane – Amendments to approved application 18/01076/FUL for a change of use of an agricultural building and land to create one dwelling to include raising ridge and eaves heights and alterations to roof fenestration detailing – Permission granted
 - 5.2.8 18/01906/HHFUL – Hawkwood, 12 Madeley Court – Demolition of existing garage and link corridor construction of two storey side extension with projecting front porch and single storey rear extension – Permission granted
 - 5.2.9 17/02325/FUL – Land at former Golf course, Houghton Road, St Ives – Partial re-plan of approved housing development (1301895OUT) to increase the number of residential units (as approved) to 186 by the proposed erection of 49 residential units in place of 47 that have approval – Permission granted
 - 5.3 Tree Works applications
 - 5.3.1 19/00310/TRCA – Mill Bungalow, St Ives Road
 - 5.3.2 18/00388/TRCA – 4 Vine Close, St Ives
- 6. CCC – Local Validation List consultation 2019**
- 7. Chairman's report on other matters for information only**
- 8. Closure of meeting**

* NB Some planning and tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current consultations on <http://publicaccess.huntingdonshire.gov.uk/online-applications/>

Clerk report to the Planning Committee on 11th March 2019-

4.1 (8) To consider information and implications of Tree Preservation Order applications if received and to consider what action the Council should take if any

In response to an enquiry to HDC whether they would have staff capacity to deal with the potential number of applications arising, HDC have replied: “While we would love to record all important trees with TPOs, it is often not possible due to the resource implications and also is often not expedient to do so.

Generally, if a tree is not under any threat we will not look to make a TPO unless there are exceptional circumstances as there often little need to apply such a level of legal protection. However, if there are cases where you have concerns (such as development sites etc) please do let me know.”

HDC have also provided the Council with the following link regarding the role of Tree Wardens:

“Attached is a link to the Tree Council who coordinate Tree Wardens – its might be of use”

<https://www.treecouncil.org.uk/Take-Part/Tree-Wardens>

The Council’s insurers have also responded to a query asking “if the Council would be covered under its insurance in the event of a TPO being placed by the Council on a tree in the garden of a property up for sale, should the sale then fall through?” as follows:

“It has always been my understanding that a TPO decision can only be issued by a local authority so I am unsure as to how the parish council could be implicated in a claim here especially as it relates to a private property where the parish council has no responsibility towards the tree in question.

The Official’s Indemnity section of the policy we arrange with Hiscox provides cover up to £500,000 in any one period of insurance should a claim arise from a negligent act, accidental error or omission committed by the parish council as a body or by an employee, Councillor or co-opted member during the course of their duties. This is the part of the policy that would respond in the unlikely event a claim from the TPO decision was directed towards the parish council.

I trust this advice is of assistance but please contact me again if any further questions arise.”

6. CCC – Local Validation List consultation 2019

“Consultation on the proposed 2019 revision of the Local Validation Guidance List and Local Validation Check List for planning applications for the County Council’s own development and for waste development.

We are consulting you in addition to Councillors, other applicants and their agents, statutory consultees, and parish councils on the proposed draft revised documents.

The consultation period will run for 6 weeks from 28 February 2019 until 11 April 2019. The draft revised documents on which we seek comments are attached.

The existing Local Validation List June 2017 and the accompanying Local Validation Guidance List:- Guidance for applicants and their agents on the Local Validation List (June 2017) and supporting documents are displayed on the County Council’s website at:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application/>

Please send all comments that you may wish to make to:- County Planning, Minerals and Waste, Box No SH1315, Shire Hall, Cambridge, CB3 0AP or by e-mail to planningdc@cambridgeshire.gov.uk by 11 April 2019. All comments received by 11 April 2019 will be taken into consideration, summarised and reported together with the proposed finalised Local Validation List and the Local Validation Guidance List to the Council's Planning Committee. We are working towards reporting to the Planning Committee of 16 May 2019."