

# HEMINGFORD GREY PARISH COUNCIL

**I hereby give notice that the Meeting of the Parish Council's Planning Committee will be held on Monday 14 February 2022 at The Parish Centre, High Street, at 7.00 pm**

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

*Everyone attending the meeting should wear a suitable face covering unless exempt and are encouraged to take a lateral flow test before attending.*

All members of the Parish 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 08/02/22

## AGENDA

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

- 1. To receive apologies for absence**
- 2. To receive declaration of interests from councillors on items on the agenda**
- 3. To approve the minutes of the previous meetings on 8 November 2021, 10 January 2022 and the extraordinary meeting on 31 January 2022**
- 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
  - 4.2 (4.1.2 of 10.1.22) 21/00266/ENPLAN - 38 Marsh Lane - Update from Enforcement Officer
- 5. To consider planning applications, decision notices and tree works applications or pre-application approaches received\***
  - 5.1 Planning applications
    - 5.1.1 22/00083/FUL – 16 The Thorpe – Demolition of existing bungalow and erection of new contemporary replacement single storey dwelling
    - 5.1.2 22/00006/HHFUL – 24 Church Street – Two storey rear extension
    - 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
    - 5.1.4 21/02740/HHFUL – 7 St Ives Road – A new single storey rear kitchen extension
    - 5.1.5 21/02682/HHFUL – 26 Manor Road – Construction of single storey side and front extension with new roof lights and internal and external alteration to an existing dwelling
  - 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence including:
    - 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
  - 5.4 Houghton Grange Field pre-submission briefing session invitation (Homes England) on 3<sup>rd</sup> March
- 6. To consider procedure for planning application deadlines that fall outside the meeting schedule (AM)**

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\* 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/>

7. **Chairman's report on other matters for information only**
8. **Closure of meeting**

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## Clerk report to the Planning Committee on 10 January 2022

Please note that this meeting will take place in the Parish Centre at 7.00 pm.

### 3. To approve the minutes of the last meeting on 8 November 2021

### 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 Cllr Waters writes:

“I attended the HDC DMC meeting last night. The Murketts site application was effectively first on the agenda and the HDC officers gave a brief summary and made their recommendation for approval. I then presented our case for objecting to the surface water elements of the applications as well as our concerns about the verge on our side of the London Rd with increased parking. My statement is attached. No one had any questions.

I was followed by a spokesman for the developer who did not address our concerns at that point but was quizzed by some councillors about the surface water arrangements. Essentially both he and the HDC officers later merely referred to acceptance of their proposals by Anglian Water, CCC as the Local Lead Flood Authority, the EA and HDC. There were no other external speakers although there must have been a dozen or so of the audience who left the room after this item.

There were further mentions of our concern during the debate but clearly it was of little importance compared to other issues.

**The vote was unanimously in favour of the approving the application with a request to the officers to further explore the surface water issue with Anglian Water.**

I am not convinced that our concerns are fully understood or that the applicant or the relevant statutory consultees have fully explored the 'SuDs hierarchy' of preferred surface water drainage options.

Can we please send a copy of my statement to HDC with a covering note? Perhaps Tony could draft base on his summary of the SuDs process?”

*Copy of statement has been sent to HDC.*

#### 4.2 (4.1.2 of 10.1.22) Update from Enforcement Officer – 38 Marsh Lane

HDC have written:

“I have checked our systems and can see that an application has been submitted for the demolition of the above address and rebuild. This has been registered as planning reference 22/00003/FUL but has not yet been validated and passed to a planner. It will only be viewable to the public at this point. The parish will receive a consultation but if they wish to view the application prior to being notified then they can do so using the instructions (in yellow) within the signature of this email. Please note not viewable until validated which should be on or before 25/01/2022.”

#### 5.4 Houghton Grange Field pre-submission briefing session invitation (Homes England) on 3<sup>rd</sup> March

Houghton Grange Field pre-submission briefing session invitation (Homes England)

“We are writing to invite you to a virtual briefing on Homes England’s proposals for Houghton Grange Field, a high-quality development of up to 120 homes (including 40% affordable homes), open space and supporting infrastructure between Houghton Grange Phase 1 and The How / The Spires developments.

This session follows on from stakeholder workshops we held in late 2020 and a [public consultation](#) in March and April 2021. It will outline progress on the project to date and changes to our plans, in advance of an anticipated outline planning application submission expected later this year. There will be an opportunity for questions at the end of the briefing.

Unfortunately due to circumstances beyond our control, and staff availability, we were unable to hold this briefing last year. This rearranged session will take place on **Thursday 3 March at 5.30pm** via Microsoft Teams. If for whatever reason you are unable to attend on this date or time, or if you prefer another meeting platform, please let us know. We will be offering similar meetings to other local town and parish councils, as well as local members.

If you'd like to join us, please respond to this email stating who will be attending. We will send a calendar invite when attendees are confirmed.

We look forward to hearing from you. If you have any questions regarding the briefing please do not hesitate to get in touch.

Kind regards,

Joanna

**Joanna Glen**

*Pronouns: she, her, hers*

Consultant: Stakeholder Engagement, Consultation and Communications Team”

## **Statement to HDC Development Management Committee**

### **24 Jan**

Good evening, thank you for this opportunity to explain why Hemingford Grey Parish Council objects to the proposals in this application for dealing with both foul and surface water.

#### **Firstly: foul water**

Last week the main foul water sewer in Hemingford Grey collapsed in front of the Budgens shop in our High Street. This was installed in the 1960s when it handled effluent from less than 200 houses. It now handles waste-water from about 900 houses in the London Road estates and others in the village. We understand that this 60 year old concrete pipe lets in ground water at many of its joints. Most of the sewer is under the water table most of the time – because we live on a flood plain with underlying gravel. It is not surprising that it has now collapsed or that the newer housing and increased rainfall intensity have caused it to overflow into our roads and some gardens many times since 2000. This is the sewer that will have to carry the effluent from this development.

As well as the 49 houses in this application we also face the prospect of another 94 houses – and their sewage – on the Vindis garage site nearby.

#### **Secondly: surface water**

It is proposed that all excess clean **surface** water should drain or be pumped into the Anglian Water sewer in London Road – and therefore on through the village. This is supposed to be the last resort for sites that have no other options. In this case it means that water will be sent via at least 6 pumps along Hemingford Road to our village centre and on, through Hemingford Abbots, to Cow Lane, Godmanchester – a total distance of about 4 miles.

We believe that this **clean** surface water should be pumped just 100 yds across Wilhorn Meadow – owned by HDC – into the Great Ouse. Pumps are already proposed for this development. Why can these pumps not put ALL of the site's surface water straight into the Ouse?

This is already the case for the 600 houses in the London Road residential estates. Surface water from all of these is normally flows by gravity to the Ouse downstream of the Jones Marina. But in times of flood it is handled by two EA pumps at Filberts Walk and is pumped under the flood bank to the Ouse near the Dolphin. These pumps are only 100 yds to the west of the application site. The surface water from any Vindis development would also follow this existing, perfectly satisfactory, path to the river.

**Surely it is inappropriate to pump surface water 4 miles to Godmanchester through overloaded and crumbling sewers rather than 100 yds directly to the Ouse?**

We agree with the principle of development on this site. But the drainage proposals are apparently lacking in local knowledge and rely on a sewage network that is already overloaded, overflowing and, right now, broken.

We have also pointed out that London Road itself is already a parking nightmare. The grass verge – in our parish – is gradually being eroded and all of its soakaway drains have been blocked for years.

If you are minded to approve this application please, please, please, ask the 'experts' to re-examine the surface water proposals and to insist on appropriate conditions to keep our residents from being flooded with even more foul water.