

# HEMINGFORD GREY PARISH COUNCIL

**I hereby give notice that the Meeting of the Parish Council's Planning Committee will be held on Monday 12 September 2022 at The Reading Room, 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.*

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 06/09/22

## 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 last meeting**
- 4. Matters arising**
  - 4.1 (4.1.5 of 14.3.22) CCC/21/088/FUL – Envar Composting Ltd, St Ives Road, Somersham – Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park - to consider new information
  - 4.2 (4.1 of 11.4.22) 21/00196/ENOTH – 7 Mill Lane – update on tree house and tipping of garden waste on public ground - to consider update if received
- 5. To consider planning applications, decision notices and tree works applications or pre-application approaches received\***
  - 5.1 Planning applications
    - 5.1.1 22/01872/HHFUL – 1 Manor Road – Single storey rear extensions, front open porch area and changes to external materials
    - 5.1.2 22/01756/HHFUL – 1 Manor Road – Construction of garage and car port
    - 5.1.3 22/01751/NMA – 14 Burlington Way – Non-material amendment of 21/02814/HHFUL to widen front door opening, canopy overhang to extension and change large glass lantern, addition to two smaller lanterns
    - 5.1.4 22/01752/HHFUL - 2 Weir Close – Erection of single storey side extension, two storey front extension and first floor rear extension
    - 5.1.7 22/80250/COND – Building south of Gore Tree Farm, Mere Way – Conditional information for 19/01561/FUL: C6 (Noise mitigation), C10 (Contaminated land investigation)
    - 5.1.5 22/01590/HHFUL – 10 Manor Road – Proposed single storey rear extension, alterations to front porch, re-tiling of existing roof, render finish to new and existing walls, new external windows and doors and partial cedar cladding to front extension – to note response made between meetings using delegated powers. The Parish Council supported the application.
    - 5.1.6 22/01412/HHFUL – 2 Lea Road – Proposed rear extension to existing building, with proposed first floor extension over existing single storey element to form one and a half storey building throughout, increasing the size of existing dormer to form bathroom, and other internal alterations – to note response made between meeting using delegated powers. The Parish Council supported the application.
    - 5.1.7 22/80250/COND – Building south of Gore Tree Farm, Mere Way – Conditional information for 19/01561/FUL: C6 (Noise mitigation), C10 (Contaminated land investigation)

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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/>

- 5.2 Decision notices, appeals notices, enforcement notices and planning correspondence
  - 5.2.1 22/01241/HHFUL – 9 Burlington Way – Single storey rear extension – Permission granted.
  - 5.2.2 22/00850/HHFUL – 8 Church Street – Single storey front extension to the property to extend garage and to create an entrance porch. Existing dormer to the first floor modernised with a flat roof. Changes to material finish of existing dwelling – Permission granted.
  - 5.2.3 22/01061/HHFUL – 5 St James Court, High Street – Single storey rear garden room – Permission granted
  - 5.2.4 20/00164/OUT – Land west of Wychwood, Church End, Hilton – Outline application for Rural Exceptions Housing for up to 16 dwellings with all matters reserved except access – Permission granted.
  - 5.2.5 22/00006/HHFUL – 24 Church Street – Two storey rear extension – Withdrawn
  - 5.2.6 22/01488/CLPD – 63 Hemingford Road – Replace existing conservatory and additions to the roof including side dormers, hip to gable conversion to the rear and skylights - Withdrawn
  - 5.2.7 22/80140/COND – 10 High Street – Conditional information for 22/00163/HHFUL: C3 (Materials), C4 (Hard surfacing materials), C5 (Highway drainage) – Condition reply issued
  - 5.2.8 22/80197/COND – 16 The Thorpe – Conditional information for 22/00083/FUL: C2 (External materials), C5 (Landscaping), C8 (Cycle and bin stores), C10 (Biodiversity enhancements) – Condition reply issued
- 5.3 Tree works applications

- 6. **HDC Draft Masterplans for Market Towns (Huntingdon, Ramsey & St Ives) available for viewing and feedback - 'To agree particular issues that HGPC would raise in advance of any presentations of the plan by the consultants and/or HDC.' e.g. Pontoon proposal; removal of Bus Station; out of date demographics; lack of detail on provision for cyclists; etc.'**
- 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 12 September 2022

Please note that this meeting will take place in the Reading Room at 7.00 pm.

### 3. To approve the minutes of the last meeting on 11 July 2022

#### 4. Matters Arising

- 4.1 (4.1.5 of 14.3.22) CCC/21/088/FUL – Envar Composting Ltd, St Ives Road, Somersham – Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park - to consider new information

Attached. Additional information at: <http://planning.cambridgeshire.gov.uk>

Deadline for responses 20 September 2022.

- 4.2 (4.1 of 11.4.22) 21/00196/ENOTH – Tree House in Mill Lane – To note update from the HDC Enforcement Officer

An update has been sought from the Enforcement Officer and will be reported to the meeting if received.

- 5.1.5 22/01590/HHFUL – 10 Manor Road – Proposed single storey rear extension, alterations to front porch, re-tiling of existing roof, render finish to new and existing walls, new external windows and doors and partial cedar cladding to front extension – to note response made between meetings using delegated powers. The Parish Council supported the application.

“Hemingford Grey Parish Council supports the application as the alterations would not adversely impact on the street scene. The majority of the work is at the rear of the property and there will be no overlooking issues.

There is minimal increase in 'footprint'; no increase in height; and only improvement to the facade which is in any case almost completely hidden from the highway.”

- 5.1.6 22/01412/HHFUL – 2 Lea Road – Proposed rear extension to existing building, with proposed first floor extension over existing single storey element to form one and a half storey building throughout, increasing the size of existing dormer to form bathroom, and other internal alterations – to note response made between meeting using delegated powers. The Parish Council supported the application.

“The proposed extension is very similar to No 3 Lea Rd which it approved of last year. There is minimal increase in 'footprint' and no increase in overlooking of neighbours.”

### 6. HDC Draft Masterplans for Market Towns available for viewing and feedback

HDC have issued the following press release:

“Huntingdonshire District Council has published draft masterplan documents for three of its market towns to allow residents and local stakeholders to give their views on the potential vision and future projects for the town.

The market towns of Huntingdon, Ramsey and St Ives now have draft masterplans published which can be viewed on the council’s website, alongside a feedback form for local people to have their say on what is most important for their towns, what will have the greatest positive impact and which types of projects should be prioritised.

Executive Councillor for Jobs, Economy & Housing, Cllr Sam Wakeford, said: “It is crucial to highlight that these masterplan documents for each town are just drafts at this stage. The council has been working with designers and analysts over the last 12 months to create a future vision and aims for the three towns. The masterplans equip the council to access funding opportunities, as they arise, to explore potential projects which can provide meaningful impacts locally as well as maximising value for money.

“As these documents are currently in draft, we are very keen for local people to look and help us to shape them into the most suitable vision for each of these unique market towns. Please have a look through the masterplans and provide your feedback through our form so that we can capture your thoughts and utilise your feedback to create future visions for each town.”

The draft masterplan documents for Huntingdon, Ramsey and St Ives can be found by visiting, [www.huntingdonshire.gov.uk/masterplans](http://www.huntingdonshire.gov.uk/masterplans). There you will find background information on the masterplans, baseline reports for each town and the opportunity to submit feedback and share your thoughts on the district’s towns.

The District Council will be holding meetings with local councillors, town councils and parish councils to have in-depth discussions about the future of their local market towns, as well as encouraging feedback through our feedback form.

St Neots has already been through its own masterplan process which culminated in the District Council successfully applying for the Department of Levelling Up, Housing and Communities’ Future High Streets Fund, funding from National Highways and the Cambridgeshire and Peterborough Combined Authority as part of the major programme of investment in St Neots.”

Gregg Sullivan, Communications Executive. Tel: 01480 388687 | 07780955006  
Email [Gregg.Sullivan@huntingdonshire.gov.uk](mailto:Gregg.Sullivan@huntingdonshire.gov.uk)

Our ref: CCC/21/088/FUL  
Date: 23 August 2022  
Contact: Helen Wass  
Telephone: 01223 715522  
Email: helen.wass@cambridgeshire.gov.uk

**Place and Economy  
Planning, Growth and  
Environment**

Box No ALC2613  
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Alconbury Weald  
PE28 4YE

**To consultees**

Dear consultee

Town and Country Planning Act 1990  
Town and Country Planning (Environmental Impact Assessment) Regulations 2017

**Proposal:** Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park

**Application No:** CCC/21/088/FUL

**Location:** Envar Composting Ltd, St Ives Road, Somersham, PE28 3BS

Your organisation was previously consulted and/or commented on this planning application. The applicant has now submitted a second bundle of revised and/or additional information and/or plans which can be found on our website using the following link <http://planning.cambridgeshire.gov.uk> by entering the application number. **The new information is dated 17 August 2022.**

If you have any (additional) comments, I would be grateful to receive them by **30 September 2022**. Please note that all previous comments submitted will be considered when the application is being determined unless you advise that they are no longer relevant. If I do not hear from you by 30 September 2022, I will assume that your organisation does not wish to make any additional comments on this application.

In accordance with current legislation relating to access to information, any representations you submit will be available for inspection by the public and will be placed on the County Council website so please omit any signature or other personal information that you do not wish to be in the public domain; we do not have the resources to redact it.

Please contact the case officer, Helen Wass if you wish to discuss the matter further.

Yours faithfully



Deborah Jeakins  
Business Manager, County Planning, Minerals and Waste