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HEMINGFORD ABBOTS PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 10th July 2018 at 7:00pm at Hemingford Abbots Village Hall

Present Parish Councillors: Bridget Flanagan (Chairman)
Alun Jones
Christine Nicol
Marcus Whewell

Minute taker: Erika Brown

County and District Councillors: Apologies received from District Cllrs Conboy,
Underwood & Grice

Members of the Public: Seven

39	To receive and approve Apologies for Absence Apologies were received and approved from Councillor John Peters.
40	Councillors' Declaration of Disclosable Pecuniary and Other Interests Alun Jones noted his interest in item 43a(ii).
41	Public Participation Session Question: Has this meeting been publicly advertised? The Chair confirmed that the agenda had been posted on the noticeboard and on the village website for the last six days. Observations regarding agenda item 43a(i): historically permission for one building on the site had been granted and the property had been built. Permission had been granted in accordance with the Hunts District Council Local Plan in place at the time which did not support backland development. The then applicant had stated they would be building one property but leaving the opportunity to further develop in the future. The present application of one house is acceptable but is sited too close to the neighbouring property, The Dingle. The proposed position of the new property would enable future development should Hunts District Council adopt planning policy which would allow development to land at the rear. Parish Council should approve the application for one house but it should be moved to a more central plot further from the Dingle, closer to Raywood – a reasonable distance to neighbouring properties and which would prevent further development of the site in future years. Observations regarding 43a(i) - The proposed property has been sited to minimise disruption to existing trees on the site and to enable access to the land to the rear which may be developed in the future. Pre-application advice was that the proposed property should be sited at the front of the site. Observations regarding 43a(i) – this is a three acre plot with the potential to position a property anywhere on the site. The proposed property is too close to the boundary of The

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	<p>Dingle. It is overbearing and not sympathetic to The Dingle. The proposed location would enable access to the remainder of the site. Approval of the application would set a precedent for development of the rest of the land.</p> <p>Observations regarding 43a(ii) – application for low carbon farming to be sited next to the sewage treatment works on Cow Lane, Godmanchester. Noise, smell and dust will have a detrimental impact on Hemingford Abbots. The site is 11 hectares and the proposed development includes glass houses, staff canteen, offices, packing sheds, loading bay, articulated lorries working 7 days per week with 135+ employees. Estimated 224 x 2 way vehicle trips every morning and evening to convey staff. Cow Lane is a difficult junction, close to the A14. The road has lots of pipe lines. The proposed development is on an elevated section of Cow Lane, visible from Hemingford Abbots.</p>
42	<p>Information only Nothing to report.</p>
43	<p>Planning</p> <p>a New Applications</p> <p>i. APPLICATION REF 18/01142/FUL Land south of Sewage Treatment Works, Cow Lane, Godmanchester – Proposed commercial glasshouse with packing facility and office space, with reservoirs, car parking and landscaping.</p> <p>The Parish Council recommended refusal on the above application (3 Councillors for and 1 neither for or against) and made the following observations:</p> <ul style="list-style-type: none">• No mention of National cycle route 51 which runs close to the site. This is an important cycle route used by commuters and for leisure.• Innovative project using recycled energy and will bring employment to the area.• Access to the site is on a busy corner (opposite the existing allotments). The site road runs parallel with A14 slip road and will create a large amount of additional traffic.• Industrialisation on a large scale on what was previously farmland. The proposed development would bring industrialisation closer to the Conservation Area and would change the nature of the rural landscape.• Nearby Hemingford Park, a Grade II* listed property, will be seen from the proposed site.• Views in and out of the Conservation Area would be compromised.• The scale is too large (but perhaps needs to be in order to be viable).• The detrimental visual impact on the Conservation Area outweighs the benefits of the potential employment opportunities and impinges on the national cycle way. <p>ii. APPLICATION REF. 18/01296/FUL Land Adjacent The Dingle, High Street, Hemingford Abbots Proposed Erection of 4 bedroom, two storey dwelling with attic room.</p> <p>Councillor Alun Jones left the meeting.</p> <p>The Parish Council unanimously recommend refusal on the above application and made the following observations:</p>

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	<ul style="list-style-type: none">• The neighbours had not received notification of the application (despite HDC saying that had been done at the end of June). Public notices had been posted on 9th July.• The proposed development would have a detrimental effect on its nearest neighbour, The Dingle, given the close proximity of 1.5m to the boundary. Two first floor windows would overlook The Dingle and impinge on that property's privacy.• The development would disturb the linear pattern of development on the south side of the High Street.• No issues with the design of the property.• Proposals for several houses within the site went to Appeal in 2000 and were dismissed by the Inspector. The Inspector had noted that the wooded site was important to the village and Conservation Area and the addition of housing here would be harmful.• The site of the proposed house is not tandem development as it has its own direct road frontage. <p>Councillor Jones re-joined the meeting.</p>
44	Parish Councillor Vacancies One application had been received from Brian Parsons. The Council agreed to formally propose co-opting of Mr Parsons at the Parish Council meeting scheduled for the end of July.
45	Setting of the dates, times and places of Ordinary Meetings of the Council for the year 2018/19 It was agreed that Parish Council meetings for July and September would be held on the last Wednesday of those months (no meeting scheduled for August) and thereafter (October onwards) would be held on the last Tuesday of each month.
46	Local Highway Improvement Scheme 2019/20 This was due to be raised with the Village Hall Committee in connection with proposing, as part of the scheme, double yellow lines to protect disabled parking bays and the Hall car park entrance. The Village Hall Committee meeting had been cancelled and its next meeting was scheduled for 1 st August. Applications for the scheme need to be submitted by 21 st July.
47	Matters for future consideration Replacement clerk to the Parish Council. One candidate had been interviewed and would be offered the post with a start date as the end of August due to holiday commitments. Training courses are currently being investigated. Councillor Flanagan has contacted CPALC to request a temporary clerk to cover the interim period.

Meeting closed 7.45pm

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