

HEMINGFORD ABBOTS PARISH COUNCIL

Minutes of the Extra-ordinary Meeting of the Parish Council held on 17th August 2016 at 7:30pm at the Hemingford Abbots Village Hall

Present: Erika Brown
Councillors: Alun Jones
Pearl Muspratt
Christine Nicol
John Peters (Chairman)
Marcus Whewell

Clerk: Carole Pollock

County and District Councillors: None present

Members of the Public: 1 member of the public

61 To receive and approve Apologies for Absence

Apologies were received and approved from Councillor Bridget Flanagan. Apologies were received from District Councillor Alison Donaldson.

62 Councillors' Declaration of Disclosable Pecuniary and Other Interests

Councillor Christine Nicol declared an interest in item 65(iv) and Councillor Alun Jones in item 65(iii)

63 Public Participation Session

A resident objected to planning application 16/01497/HHFUL due to the size of the proposed building, the height and size of the extension, the location of the balcony and loss of privacy. The plant room would be moved nearer the resident's house and would be noisier. A number of trees would be effected and were not shown on the drawings submitted.

64 Village Street Lighting

The Parish Council considered the analysis of the quotations received. It was noted that contractor 1 was a specialised testing contractor, that, according to the documentation it submitted, sub contracted lighting installation work but no information of their experience with street lighting was available. Contractor 2 (current maintenance contractor) was very familiar with Hemingford Abbots street lighting system as they had carried out a survey on the village street lights recently and had given excellent service to date. Contractor 3, was a very new company and had not carried out any street lighting work of a similar nature for Parish Councils before. Contractor 4 had, due to the evident disparity in prices quoted, had probably quoted for the incorrect lanterns but although an enquiry had been made, due to staff absence this could not be confirmed prior to the meeting. After further discussion it was **RESOLVED** to award the contract for the upgrade and repair of the village street lighting stock and its phasing and extent to K & M Lighting Services at a cost of up to £32,000.00. The cost would be reduced as two columns/lanterns included in the quote had already been ordered as required urgent replacements. Painting of the columns to be completed first as the lead time for the supply of lanterns/columns was up to 8 weeks.

65 Planning

a New Applications

i 8 Rideaway – 16/01563/TRCA – T1 Scots Pine-Fell tree.

After discussion it was **RESOLVED** to make no observations for or against.

ii 30 Common Lane – 16/01685/TREE – Row of 26 Lime Trees – Crown reduce height by approx. 20-25%. Crown lift to clear 5 metres. High remove Epicormic growths up to 5 metres. Remove dead wood.

After discussion it was **RESOLVED** to make no observations for or against.

Councillor Alun Jones left the meeting at 8:05pm

- iii **25 Common Lane – 16/01640/TRCA** – Field Maple: reduce crown by approx. 2 metres. Silver Birch: reduce lateral growth close to house by 3 metres.
After discussion it was **RESOLVED** to make no observations for or against.

Councillor Alun Jones returned to the meeting at 8:06pm

Councillor Christine Nicol left the meeting at 8:06pm

- iv **43 Common Lane – 16/01497/HHFUL**– Remodel existing house to front and rear elevations, construction of a single storey rear extension together with minor internal alterations.

The neighbour's objection were considered. After discussion it was **RESOLVED** to recommend refusal the following reasons:

- The proposed rear extension, sited little more than 1 metre from the boundary, would present an overbearing impact/loss of outlook for the neighbouring property at 41a Common Lane.
- This overbearing development, with a wall more than 20 metres in length, would obstruct almost 2/3rds of the length of the neighbouring garden and the entire 14.6m length of the 3.5m high pool building will protrude beyond a 45 degree line (drawn horizontally) from the nearest window of the neighbour. (Reference: HDC General pre-application advice and principles for extensions very close to the boundary)
- The proposed rear extension would cause loss of privacy for the neighbouring property at 41a Common Lane as the proposed balcony at first floor level is sited just 3 metres from the boundary overlooking both that garden and potentially into its windows.
- Relocation of the swimming pool plant room to a position close to and facing the neighbouring property effectively beneath the bedroom windows of 41a Common Lane and 1.5 metres from the boundary could give rise to significant noise nuisance for the neighbouring property.
- The addition of development of around 200 m² footprint in a relatively small garden represents an overdevelopment of the plot. Extensions on the southern elevation will increase the bulk of the already large main house which dwarfs its neighbouring properties on both sides.
- The trees to the adjacent boundary are deciduous and lose any screening effect when leafless and whilst the application states that no trees will be affected it is likely that these trees will need to be cut back to permit the development thus reducing any screening effect that might otherwise be provided.

Councillor Christine Nicol returned to the meeting at 8:21pm

66 **Matters for Future Consideration**

Meeting closed at 8:25pm