

HEMINGFORD ABBOTS PARISH COUNCIL
Minutes of the Meeting of the Parish Council
held on Monday 25 January 2021 at 7:30pm

On-Line Meeting Only

Present

Parish Councillors:	Bridget Flanagan (Chairman) John Peters (Vice Chairman) Marcus Whewell Zoe Ryll Christine Nicol
Clerk:	Mrs Maxine Blewett
County and District Councillors:	HDC Cllr Sarah Conboy CCC Cllr Ian Bates
Members of the Public:	8

MINUTES

112. To Receive and Approve Apologies for Absence

HDC Cllrs Mike Grice and Sarah Wilson sent apologies for absence.

113. County/District Councillors' Update

To receive and accept reports

HDC Cllr Sarah Conboy joined the PC meeting at 7.30 pm and provided HAPC with a written report covering HDC's: response to Flooding and Emergency. The report will be uploaded to the village website with the draft minutes. Cllr Conboy reiterated the challenges HDC and other Councils are facing in setting their budgets, though it is anticipated that a draft budget will be in place by the end of February 2021. Cllr Conboy left the meeting at 8.34 pm.

CCC Cllr Ian Bates joined the PC meeting at 8.05 pm and provided HAPC with a verbal report on CCC's response to the Covid Crisis and the close working relationship they have with the NHS in rolling out the vaccination programme.

Responding to recent flooding CCC are working with the Environment Agency and Highways. The General Purposes Committee is planning an enhanced £135,000 to the budget for gully clearance - the work to be carried out by SKANSKA. A full report will be published in due course. Cllr Ian Bates left the meeting at 8.40 pm.

114. Councillors' Declaration of Disclosable Pecuniary and Other Interests

To receive Declarations of Disclosable Pecuniary and Other Interests from members, as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating at any Agenda item.

Cllr Peters declared that he is the applicant for Agenda Item 116.3 **20/02595/TRCA**. He will make no comment. The Chairman declared the Council to be the Applicant for Agenda Item 116.1 **20/02573/TRCA** and therefore will make no comment, nor respond to HDC

115. Public Participation Session

Open Forum. A maximum of 15 minutes is permitted for members of the public to address the Council on the item on the Agenda. Members of the public may have up to three minutes each. Items to be addressed should be notified to the Clerk three working days in advance of the meeting.

8 members of the public (MOP) joined the meeting and presented their statements as summarised:

On road safety, **agenda item (123)**, MOP1 asked for HAPC's support to place give-way lines at the junction of Meadow Lane and Common Lane. These will help prevent serious accidents as there have been at least two near misses due to the speed of cyclists and vehicles pulling out of the junction.

On planning, **agenda item 116.7** MOP2 expressed an objection to the new application, stating there was little to differentiate it from the original.

On planning, **agenda item 116.7** MOP3 is not against the plot being developed but expressed an objection to the application because of the size of the property. The design is not mindful of the village scene and another big house will not enhance the village.

On planning, **agenda item 116.7** MOP4 expressed an objection to this Application. As previous members of the public have expressed, the size of the build and proposed building materials (red brick and grey tiles) will not impact positively on the village. The build needs to be re-designed

On planning **agenda item 116.7** MOP5 is in favour of the Application as it complies with National Policy 2019 and the Hemingfords Character Assessment. The density of most properties west of Meadow Lane and in Meadow Lane are greater in density (94.45%) than this proposal. The property will allow for home-working and attract high achievers to the village.

On planning **agenda item 116.7** MOP6 is in favour of the Application. There are a number of houses of reasonable (similar) size in the village and this plot's size is fitting for design of the property.

On planning **agenda item 116.7** MOP7 is in favour of the Application. The new application takes into account the previous reason for disapproval. Complaints on the bulk and dominance of the gables has been considered and the width of the property being reduced, providing neighbours with more space. The gables are now placed within the roof line to soften the look. A well-respected local builder has been appointed to ensure a high standard of work. No trees will be removed.

On planning **agenda item 116.7** MOP8 expressed an objection to the Application and, in agreement with others feels the build will appear bulkier using dark roof tiles and dark bricks, giving a 'warehouse-like' look. Executive-style homes are not needed in the village – there should be more focus on properties being built to attract younger and older people.

On planning **agenda item 116.6** MOP8 expressed an objection to the Application. The site plan states the extension has a flat roof but it will be a pitched roof, and the neighbouring property's privacy will be affected by the proximity of the roof line. The build is also in the falling zone of the Oak tree. MOP8 also objects to the removal of the established yew tree hedge.

116. Planning

- 116.1 **20/02573/TRCA** HAPC Recreation Ground, Royal Oak Lane . 1 Cherry :Playing Field Broken snapped out limb hung up in canopy falling towards right hand property, to reduce the right hand side of the tree to balance and make safe, 3m reduction T2 Walnut: Playing Field Crown raise by 2m to allow access for mowers and strimming of grass T3 yew: Royal Oak Lane To target prune the top by 1m to gain clearance from BT wires T4 Hawthorne: Royal Oak Lane To reduce back to hedge height so as to maintain the hedge where flail has missed it, 4m reduction T5&6 Field maples: Royal Oak Lane To crown raise by 2.5 m to allow cars to pass safely. HDC received application 15.12.20
HAPC cannot make any comment on this application as it is the Applicant.
- 116.2 **20/02593/TRCA** 19 Manorside Quiet Waters Caravan Park Hemingford Abbots Huntingdon PE28 9AJ. T1 Ash at rear of garden: reduce hard to previous cut points at approx. 3m to improve light levels in small garden. HDC received application 15.12.20. Respond by 26.1.21
HAPC RESOLVED to make no comment for or against this Application.
- 116.3 **20/02595/TRCA** The Croft High Street Hemingford Abbots Huntingdon PE28 9AA. T1 Whitebeam: reduce height by 1.5m. Reduce away from building by 1.5 m T2 Crab Apple: reduce height by 1.2m T3 Silver Birch: Reduce crown by 1.5m T4 & T5 Cherry Plums: reduce by 1.5 - 1.8m. HDC received application 22.12.20. Respond by 2.2.20.
HAPC RESOLVED to make no comment for or against this Application.
- 116.4 **21/00009/TREE** Kyrenia Royal Oak Lane Hemingford Abbots Huntingdon PE28 9AF. T1- Cupressus Macrocarpa (cedar)- Remove - Signs of extensive decay at the base of main union. Risk of damaging property and liability risk as over public areas.
HAPC RESOLVED to RECOMMEND REFUSAL of the Application.
Cllrs felt strongly that this is a significant, mature tree, with a TPO, that is of high amenity value to the public and the street scene in the Conservation Area. It is in the centre of the village, adjacent to the open public space of the Playing Field. The tree should be retained. Some maintenance work may be required, subject to expert advice, but this must be monitored to ensure that the health and retention of the tree are not compromised. The plans supplied with the application were noted as incorrect; there is no public footpath as shown on the diagram – only the pedestrian entrance to the Playing Field.
- 116.5 **20/02318/HHFUL** Raywood High Street Hemingford Abbots Huntingdon PE28 9AE. 2 storey side extension with single storey rear addition. HDC received application 20.1.21. Respond by 4.2.21.
HAPC RESOLVED to make no comments for or against the Application.
HAPC noted the additional information supplied for this proposal and resolved to maintain the same response as made to the application, on 22 December 2020.

- 116.6 **20/01971/HHFUL** Brompton House Meadow Lane Hemingford Abbots Huntingdon PE28 9AR. Front extension and loft conversion along with a single storey side extension. HDC sent revised and additional documents on 4.1.21. Respond by 18.1.21. Extension granted until 29.1.21.
HAPC RESOLVED to RECOMMEND REFUSAL of the Application.
 In October 2021 Hemingford Abbots Parish Council (HAPC) had resolved to make no comment for or against the application. On receipt from HDC of new site plans, aboricultural reports and two submissions from the neighbour at Meadow Grange, HAPC resolved to revise its recommendation for the following reasons:
- HAPC is concerned that the proximity of proposed building works could adversely affect the oak and the willow tree sited on the western edge of the property. These are significant, mature trees which make a strong contribution to the street scene and surrounding Conservation Area. HAPC recommends that these trees be given Tree Preservation Orders. The mature yew hedge on the southern boundary between Brompton House and Meadow Grange should be retained.
 Meadow Lane is a 'gateway' to the village and the mature trees and hedging allow a gradual transition from the open countryside to the built environment of the village.
 Due to shrub clearance at The Stilts, the front and northern elevation of Brompton House is more visible when viewed from the northern part of Meadow Lane. HAPC considers the proposed two-storey gabled extension will adversely affect the street scene. The increase in bulk and height of the front of the house, and its greater proximity to the street, will reduce the spaciousness of the area. The house will become more dominant in this important part of the Conservation Area.
- 116.7 **20/02542/FUL** Hummingbird 52 Common Lane Hemingford Abbots Huntingdon PE28 9AW. Demolition of existing detached bungalow to be replaced with two storey detached dwelling house. HDC received application 31.12.20. Respond by 21.1.21. Extension granted until 29.1.21.
HAPC RESOLVED to RECOMMEND REFUSAL of this application
 HAPC considered the main issue to be the adverse effect of the proposal on the character and appearance of the surrounding area of Common Lane within the Hemingford's Conservation Area.
- HAPC noted the reductions in the main roof height, and the width of the building giving an increased space between the western neighbour of 54 Common Lane. HAPC wished to see further reductions in width so as to increase the space between boundaries on both sides; the proposed building is still over-dominant in shape, scale and form. The proposed building continues to disrupt the character and appearance of the Conservation Area and fails to conserve the distinctiveness of the village, and is therefore contrary to Policy LP34 of HLP2036.
- HAPC felt the proposed eastern and western elevations, both of c23m length with c20m of those lengths at two-storey height, to be excessively dominant and to the disadvantage of both 50 and 54 Common Lane. The long stretches of brick and tile further emphasize the solid, bulk of the proposed building. Both elevations, but particularly the western elevation, will be visible from Common Lane. The proposed materials of dark brick and tiles contribute to the dominance of the proposed building over its neighbours, and its lack of sympathy with the rural atmosphere of Common Lane as identified in its Conservation Area Character Assessment.
- HAPC noted that the Design & Heritage Statement, and other documents with the Application make comparison to other large properties and their proximity to neighbouring boundaries in this western part of Common Lane. HAPC noted this part of Common Lane was only included in the Conservation Area in 2008. Suggestions in the Design & Heritage Statement that the size, design and siting of buildings that predate 2008 can be used as precedents, is contradictory to the requirement that a new building in a Conservation Area should seek to enhance and conserve those features of the heritage asset as have been identified in its Character Assessment.
117. **Minutes of the previous meetings**
 To approve as a correct record the Minutes of the meeting held on 17 December 2020
HAPC RESOLVED that the Minutes be approved as a correct record of the meeting.
118. **Matters arising from previous meetings and reports from Clerk and Councillors**
- 118.1 To note, the Report on Flooding in Hemingford Abbots has been uploaded to the Village Website.
- 118.2 Following a recent meeting between Cllrs BF, JP and CCC Highways Departments, Cllr Ian Bates (Chair of the meeting), confirmed the Rumble Strips surface will be removed and the road surface below repaired, then a smooth asphalt surface will be applied. No date as yet received for the start of the work.
- 118.3 Cllr ZR's paper on whether to update or replace the Village Website was discussed and a consensus reached that HAPC should opt for a new 'future-proofed' website. Cllr BF requested Cllrs ZR and MW investigate features/options and to engage with residents to assist HAPC in building a Village Website that everyone will benefit from.
- 118.4 Cllr MW reported on the LHI scheme to bring in a 20 MPH speed limit in the village. Cllr MW contacted Sam Chadwick at CCC (Local Highways Initiative Team) and was informed that there is no evidence that having red road markings assists in vehicle braking. As the markings were not in the original plan it would cost the PC an additional £1500.00 should HAPC choose to include them. Cllr JP referred to TRL's report that red asphalt road

markings (as can be seen in Hemingford Grey), does assist in slowing traffic down traffic. Cllr BF requested this be put on the next PC's Meeting Agenda for full discussion.

119. To consider Co-option to fill the 2 Vacancies on Parish Council
No names were forthcoming

120. Matters Arising from the previous meetings and reports from Clerk and Cllrs
None.

121. Financial Matters

121.1 To approve 25 January 2021 Payments below:

Payment Method	Expense Code	Description / Payee	Date / Period	Net	VAT	Total	Comments
BACS	4000 4020	Clerk's Salary	Including payments to HMRC November 2020	£417.99	£ -	£417.99	Salary £334.39 (4000) Income Tax £83.60 (4020)
BACS	4060 4065	Clerk's expenses	October 2020	£21.40	£ -	£ 21.40	Expenses £16.00 (4060) Card Purchase to pay for Zoom meetings (4065)
BACS	4065	Prepay Technologies	2 x cash tfr from C/Acc to Optimum Cash Card	£130.00 £ 25.00		£130.00 £ 25.00	For Zoom A/C to hold PC meetings
BACS	4215	Wicksteed Leisure	Repairs to equipment and surfacing of Playing Field	£1051.71	£ 210.34	£1262.05	
BACS	4315	John Brown	Reimbursement for hosting of the PC website and renewal of one of the domain names	£68.38		£ 68.38	
BACS	4300	Dave Cook	Village repairs	£ 44.00		£ 44.00	
Total Payments				£1,758.08	£ 210.34	£1,968.42	

It was RESOLVED that the above payments are approved.

121.2 **It was RESOLVED that the bank reconciliation detailed on Appendix 3 is approved.**

121.3 To report, the VAT claim for November and December 2020 for £551.80 has been submitted to HMRC.
121.4 To report, SSE, HAPC's supplier of electricity to the streetlights has acknowledged the contract was set up incorrectly and are in the process of rectifying their error. Any over payment will be refunded.

122. Village Maintenance and Repairs

122.1 To report, Anglian Water have repaired the 5 sunken manhole covers on the High Street.

122.2 To report, the damaged streetlight on Common Lane has been replaced and is awaiting reconnection by Power Networks during the first week in February. It was noted that the position of the streetlight, now set back from the verge, still poses a danger of being damaged again from large vehicles making when turning/reversing. HAPC to consider reinforcement options at the next PC Meeting.

122.3 Until the order for the lantern has been received by K&M Lighting, a temporary lantern has been put in place. K&M will be examining the faulty streetlight on High Street (no. 124) during the w/c 25 January. Work has been booked on the tree maintenance on Royal Oak Lane and the Playing Field, subject to receipt of Planning Approval by HDC, for w/c 8 February 2021.

122.4 The grass-cutting tender document has been sent to Fergusons and Bradgate Fencing. The deadline for their response is by close of business on the 19 February 2021.

122.5 It was agreed that the Annual Litter Pick be postponed until Covid restrictions are lifted. Cllr BF thanked all individuals in the village who are continuing to pick up litter.

122.6 Following recent floods in the area, Cllr MW enquired if HAPC should consider having a Disaster Recovery Plan to support Hemingford Abbots residents. Cllr BF suggested HAPC wait until HDC have completed their flooding report as this will help determine if Parish Councils should have a role in disaster planning in the future.

123. Correspondence for Information and Response

Response to Rev Canon Atling's letter requesting HAPC's support in requesting CCC Highways place white lines at the junction of Meadow Lane and Common Lane in order to prevent accidents. Cllr BF proposed this be fully considered at the next PC Meeting in February and Cllr Ian Bates requested Rev Canon Atling write to him with details of his proposal. Clerk to contact Emyr Price at CCC.

124. Agenda items for the next meeting

Please note that no decisions can lawfully be made under this item. LGA 1972 s12 10(2) (b) states that business must be specified; therefore, the Council cannot lawfully raise matters for discussion.

- HAPC to consider whether to have the traffic calming red asphalt as part of the LHI Scheme.
- Feedback on the New Village Website.
- Consider types of reinforcement suitable to place on the grass verge to protect the new streetlight.

125 Date of Next Meeting

22 February 2021 at 7.30 p.m

*Meetings agreed to be held on the **4th Monday of the Month by ZOOM***

Meeting finished at 9.00pm

These minutes are considered draft until ratified at the next Hemingford Abbots Parish Council meeting