

# HEMINGFORD ABBOTS PARISH COUNCIL

## Minutes of the Extra-ordinary Meeting of the Parish Council held on 12<sup>th</sup> January 2017 at 7:30pm at the Hemingford Abbots Village Hall

**Present:** Erika Brown  
**Councillors:** Bridget Flanagan  
Alun Jones  
Pearl Muspratt  
John Peters (Chairman)  
Marcus Whewell

**Clerk:** Carole Pollock

**County and District Councillors:** None present

**Members of the Public:** None present

**127 To receive and approve Apologies for Absence**  
Apologies were received and approved from Councillor Christine Nicol.  
Apologies were received from County Councillor Ian Bates.

**128 Councillors' Declaration of Disclosable Pecuniary and Other Interests**  
Councillor Erika Brown declared an interest in item 130a(ii)

**129 Public Participation Session**  
No comments.

**130 Planning**  
**a New Applications**  
**i 6 River Meadow - 16/02534/HHFUL** –One & two storey extensions to front and rear of property and creation of a roof terrace.  
**RESOLVED** to make no observations for or against but to express some reservations concerning the proposed balcony and its potential for overlooking the property to the west.  
**ii 6A Common Lane – 16/02551/HHFUL**- Pool extension & gym, plant room and changing rooms with glazed link to house; first floor games room and attic space. Councillor Erika Brown did not participate in the discussion or voting on the resolution.  
**RESOLVED** to recommend refusal for the following reasons:

- The proposed extension is more than 30 metres wide compared to 21 metre width of the house to be extended and thus, the extension would be the dominant structure on the site. This is contrary to Policy En6 of the Local Plan.
- As stated in the Appeal Decision, there will be clear views of the proposed extension for those using the river and construction of this pool extension including the further separate accommodation would cause the loss of one of the pieces of land having a rural quality that enhances the pleasant riverside environment which is such an important element in the character of the Hemingfords Conservation Area. The loss of the open area detrimental to the zone of transition between the built form of the village and the open countryside beyond and consequently adversely affect the setting of the Conservation Area. This is contrary to Policies En5, En 9 and En18 of the Local Plan.

- The erection of the proposed extension would result in an unacceptable consolidation of the built form outside the built framework of Hemingford Abbots. The further backland development is away from the main built up area and at odds with the pleasant semi-rural character of the Conservation Area at this location. This is contrary to policy CS3 and E2
- Given the overall length of the south elevation at around 51 metres and a height of between 4.8 and 7.2 metres, the proposal will have an adverse impact on the character of the Conservation Area by reason of its scale and bulk. This is contrary to Policy En5 of the local Plan.
- The provision of a separate dwelling in the development of the swimming pool to the west of the house represents tandem or 'backland' development and is contrary to Policy H35 of the Local Plan.
- It is noted that one of the reasons given for dismissal of an appeal in respect of an application for a dwelling on much the same footprint was the proximity of an oak tree on the site, the subject of TPO, having a canopy spread of 8 metres and a root protection area of 15metres eastwards towards the proposed development. (BS5837: 2012. 20% reduction is withdrawn). Whilst the "Tree Protection Plan" is undimensioned another drawing refers to a dimension of 12.96 m. This would not be in accordance with that determined by the Planning Inspector in the refusal as noted above. Policy En18 of the Local Plan requires the long term health and survival of this tree and of other trees on the site.

**131 Highway Faults, Repairs and Issues**

- a** The Parish Council considered the response received from Cambridgeshire County Council Highways Department on the issue of obstructions of the highway in the village and the risk of injury to villagers and vehicles as a result of these obstructions.  
**RESOLVED** to refer the issue to the Local Government Ombudsman.
- b** The continued issue of fly-tipping at the former Shell Garage was discussed and further investigations to be made.

**132 Village Maintenance and Repairs**

- a i** Seat opposite the Village Hall  
**RESOLVED** to purchase two Stanford Seats with brown Enviropol slates from Glasdon UK Limited up to the value of £2,200 plus VAT. Seat fixings to be agreed, after advice obtained.

**133 Financial Matters**

**RESOLVED** to authorise expenditure for the purchase of a laptop and software up to the value of £550.00.

**134 Matters for Future Consideration**

Meeting closed at 09:08pm