

# HEMINGFORD ABBOTS PARISH COUNCIL

## Minutes of the Extra Ordinary Meeting of the Parish Council held in the Village Hall on Wednesday 7th of February 2024.

**Present:**

**Parish Councillors:** Marcus Whewell (Chair), Zoe Ryall (Vice), Glenda Perrott, Peter Keen, Phillip Cooke and Shaun Reinson.

**District Councillor:** Debbie Mickelburgh

**Parish Clerk:** Maxine Blewett

**Members of the public:** 5



2023-2024	Minutes
155	<p><b>Public Participation</b></p> <p>The Chair welcomed members of the public and Councillors to the Extra Ordinary meeting and explained that the reason and purpose of the meeting was to determine if HAPC should respond to item 159 (a) and, if the PC resolves to respond to the Planning Inspectorate, what to include in the letter. The Chair gave a brief summary of planning applications submitted between 2014 and 2023 for Hemingford Park.</p> <p>A member of the public (MoP) stated that he and other parishioners whose homes bordered Hemingford Park had not been notified of the appeal to the Planning Inspectorate (PI), and he felt this was in breach of the statutory consultation process. He went on to say that HP is probably the biggest planning issue the village has faced and, as the deadline for responses to the PI is the 19/2/24, parishioners will struggle to respond within this timeframe (as they have only recently become aware of the appeal). Commenting on the size and scale of the development, the MoP gave his opinion on HP being used in the future for commercial purposes and not personal (householder) use, which would require a change of use, and that it would be helpful for HDC and the public to see an overlay of all the plans (since 2014) to fully understand the differences in what has actually been built compared to proposals submitted on the original applications.</p> <p>Information comparing the completed (including unauthorised) building work to the original planning application (2014) was provided by a second member of the public. The drawings showed:</p> <ol style="list-style-type: none"><li>1. HDC's approval of plans for Parterre Gardens/sunken gardens (2014). An astro-turfed terrace has been built in place of the Parterre Gardens, and a sunken terrace was constructed as opposed to sunken gardens. There is also now a metal cover over a large part of the sunken terrace.</li><li>2. A wall has been erected in front of the kitchen building to separate the building from the astro-turfed terrace. This is higher than was proposed (2014), and now obscures the view from the kitchen.</li><li>3. There was approval for a private entry to the pool for Air B&amp;B guests, but the original application for the pool building contained an internal separating wall, retaining privacy for the homeowners. Post build – the entire internal area is open plan. An underground car park has also been built (without planning approval).</li><li>4. The original site plan shows the existing access routes. Post-build, a new road to the building has been built through ridge and furrow and the conservation area over the cricket ground, potentially causing harm to the listed building status. This area may also be the subject of a restrictive covenant.</li></ol> <p>In the opinion of the MoP, the deviation from the original plans which were approved by HDC suggests the site was always being developed for commercial purposes and not only for private and residential use.</p> <p>On the topic of public consultation, another MoP provided images of HDC's notices that were attached to telegraph poles along Rideaway on the 25/1/24. The MoP said that the notices were not displayed in safe locations or within easy access to residents. The MoP also asked why HDC had not written to residents bordering HP. HDC Cllr DM confirmed that five homeowners were written to (the same five as received letters from the LPA in 2022). These homes about the 'development red-line' of HP (not the boundary line). Cllr DM confirmed the statutory planning process had been followed.</p> <p>Cllr MW thanked everyone for their time and contribution to the public participation session and confirmed that the PC will consider the feedback provided and all other areas of the planning appeal before coming to an informed decision.</p>

156	<b><u>County/ District Councillors' Reports</u></b> None provided.
157	<b><u>Apologies and Vacancies</u></b> None.
158	<b><u>Councillors' Declarations of Interest</u></b> None.
159	<p><b><u>Planning Applications and Appeals</u></b> <b><u>NEW APPEAL</u></b></p> <p>a) <b><u>Planning Application Refs: 23/01739/HHFUL &amp; 23/01749/LBC</u></b> <b><u>Planning Appeal Refs: 24/00003/NONDET &amp; 23/00040/NONDET</u></b> <b><u>Planning Inspectorate Refs: APP/H0520/W/23/3335991 &amp; APP/H0520/Y/23/3335992</u></b> Hemingford Park Hall Hemingford Park Common Lane.</p> <p>The appeal is against the failure of the Local Planning Authority (LPA) to give notice of its decision within the appropriate period on an application for permission or approval. Retention of pool building, basement car park, lift and enclosure, external courtyards, pond and associated hard and soft landscaping (revised siting), phased alterations to pool building (reduction in height), removal of staircase, removal of glazed balustrade to pond and alterations to fenestration of main facade of pool building.</p> <p><b><u>Notification of the appeal:</u></b></p> <p><b><u>Resolved</u></b> that HAPC approach the Planning Inspectorate to request an extension to the deadline for public comments. Proposed by Cllr PK, seconded by Cllr GP (all in favour).</p> <p><b><u>Appeal Response</u></b></p> <p><b><u>Resolved</u></b> that HAPC recommend refusal of the appeal. Cllrs PK and MW to draft and circulate HAPC's response to all Parish councillors for review and comment before the letter is finalised and sent to the Planning Inspectorate before the deadline of 19/2/24. Proposed by Cllr PC, seconded by Cllr SR (all in favour).</p> <p>All Councillors agreed HAPC's response should::</p> <ul style="list-style-type: none"> <li>- Expand on the recommendations made by the HDC Planning Officer.</li> <li>- Highlight that the proposed plans for the original development do not correlate to the reality of what has been built.</li> <li>- Provide detail of other potential planning breaches and timelines.</li> <li>- Refer to the implicit change of use mentioned frequently throughout the appeal documents submitted by the Appellant and/or his agents.</li> <li>- Provide feedback on the inadequate consultation process undertaken by the appellant's agent.</li> <li>- Include relevant conditions (if advised to do so).</li> </ul> <p><b><u>NEW TREES</u></b></p> <p>b) <b><u>24/00128/TREE</u></b> The Hermitage Rideaway Hemingford Abbots. Proposal: 1. Oak - crown thin 10% and crown reduce by up to 2m on South side only to reduce shading effect on group of Birch island. 6. Beech - shorten from drive &amp; crown lift 2.5m. <b><u>Resolved</u></b> Neither for nor Against this planning application. Proposed by Cllr ZR, seconded by Cllr GP (all in favour).</p> <p><b><u>Noted as</u></b></p> <p>c) <b><u>NEW – HAPC has not been asked to comment</u></b> <b><u>24/00113/TRCA</u></b> The Hermitage Rideaway Hemingford Abbots Huntingdon PE28 9AG. 2.5no Limes - remove dead wood, crown lift 5m removing lower branches to stem. 4. Ash at end of drive 5m from garage - Prune to eliminate overhang to garage roof, reducing back to growing points clear of building; also remove major dead wood. 5. Ash close to Oak and further to left from the above Ash - Remove major deadwood and crown thin by removing 30% of entire branches on garage side of crown.</p> <p>d) <b><u>24/00129/TRCA</u></b> The Hermitage Rideaway Hemingford Abbots Huntingdon PE28 9AG, Proposal T1 - 5 Poplars at lawn edge of tree belt, all clearly decayed at base and infected with Armillaria. Remove the tops to varying heights to ensure that when they fail they cannot reach boundaries, lamp columns, crucial newly planted trees, mature Limes or buildings. T2 - Poplar to left of the above group with huge lean in upper crown to left (viewed from drive). Reduce height as above. Please note that one other Poplar has recently failed and fell in recent high winds. The trees will all be kept for wildlife purposes once outside range of buildings and neighbours - they will all be left between 7m and 12m.</p>

e)	<p><b>24/00064/AGDET</b> Lattenbury Farm, Lattenbury Lane, Godmanchester, Huntingdon PE28 9PA. Erection of proposed grain store. Received: Mon 15 Jan 2024   Validated: Fri 26 Jan 2024   Status: In progress.</p> <p><b>Noted as APPROVED</b></p>
f)	<p><b>23/02357/TRCA</b> Bron-Afon High Street Hemingford Abbots Huntingdon PE28 9AH. T1 is a conifer we want to reduce the height by 6-7 meters the reason for this is the tree has had branches fall out of the tree and my customer wants to reduce the height of the tree to retain it.</p>
g)	<p><b>23/02171/TREE</b> 37 Common Lane Hemingford Abbots Huntingdon PE28 9AW. T1 Oak: Crown lift to 5m over Abbots Close Reason: to improve vehicular access.</p>
<b>160</b>	<p><b>Village Matters</b>  <b>Noted:</b> That three homes have recently been burgled in Hemingford Abbots. The Police are investigating the incidents and providing supporting to the homeowners affected. HAPC urge all parishioners to be extra vigilant and to report any suspicious activities.</p>
<b>161</b>	<p><b>Minutes of the previous meeting</b>  <b>Resolved</b> to approve the Minutes of the Parish Council Meeting held on the 22<sup>nd</sup> of January 2024. Proposed by Cllr ZR, seconded by Cllr PC (all in favour).</p>
<b>162</b>	<p><b>Closure of the Meeting 9.08 pm</b></p>
<b>163</b>	<p><b>Date of the next Meetings:</b>  HAPC Parish Council Meeting, 7 pm Monday 26<sup>th</sup> of February 2024, in the Village Hall, High Street, Hemingford Abbots PE28 9AH.</p>