

SUBJECT TO APPROVAL
GLINTON PARISH COUNCIL

PARISH COUNCIL MEETING
held on Tuesday 21st August, 2018
at the Village Hall, High St.

Present: Councillors; D Batty, J Bell, R W Johnson, G Kirt, D Lane, R Randall, E Spendelow, CJ Wilde and Mr JV Haste (Clerk). Also present 1 member of the public was in attendance.

MINUTES OF MEETING

Action

In the absence of Councillor Holdich, the vice chairman Cllr. R Johnson presided over the meeting

- 59 **APOLOGIES FOR ABSENCE** – apologies were accepted from Cllr. Mrs C Bysse, J
Cllr. Holdich and Cllr. Skinner

MEMBERS DECLARATION OF INTERESTS –

- 60 a. Cllr. Johnson declared an interest in Planning item regarding Mouse Cottage – Next Door Neighbour
b. Cllr. Kirt declared interests in planning item regarding 14 Rectory Lane – near neighbour
c. Cllr. Spendelow declared an interest in the planning item relating to 5 Helpston Road – Friend of the applicant

PUBLIC PARTICIPATION –

- 61 a. Mr R W Johnson, as a resident of North Fen Road, & neighbour to the application site, addressed the meeting and outlined his observations on the application. He had sent his observations to the planning department of the City Council and asked the parish council to support the legitimate views of residents. He also, asked parish council to seek the views of the conservation officer when sending the parish councils observations.
b. Cllr Kirt on behalf of a resident raised a concern over the posts outside Pond House as a potential hazard to child safety and asked why wooden posts had been erected instead of plastic The clerk was asked to refer the residents' concerns to the highway authority
- Clerk to refer the concern to Highways

MINUTES OF MEETINGS dated 17th July 2018

- 62 a. Co-option meeting – these were approved and signed.
Proposed by Cllr Spendelow and seconded by Cllr Lane
b. Main Monthly meeting - these were approved and signed.
Proposed by Cllr Batty and seconded by Cllr Kirt.

MATTERS ARISING FROM PREVIOUS MINUTES (*info only*) –

- 63 a. Councillor Spendelow requested confirmation that letters from residents of Helpston Road and Elm Crescent had both been forwarded to the relevant authorities since only one had been mentioned in the previous minutes – The clerk assured him that was the case

PLANNING –

- 64 a. We noted the update on the current status of planning applications, validated or decided since the last meeting, which had been circulated with the agenda papers
b. [18/01079/R4FUL](#)– Peakirk cum Ginton VA Primary School - New boundary fence to the existing school playground, Installation of new covered pergola structure and timber climbing frame, and additional play equipment. - Parish council has no objection.
- Clerk to notify planning
- Councillor Johnson had declared an interest in the following item and took no part in the discussion. Cllr Batty assumed the role of Chairman for this item.
- c. [18/01129/HHFUL](#) – Mouse Cottage, 1 North Fen Road - Demolition of existing double garage and utility room, erection of two storey extension to east elevation, erection of double timber car port and store to front, extension to north elevation of barn.

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Documents and plans relating to this application had been circulated to the Planning Working Group (PWG) prior to the meeting. Cllr. Batty presented the views of the PWG. We noted that the conservation officer was opposed to the application. We supported the conservation Officers observations and recommended the application be REFUSED on the grounds of the scale of the development and because materials for the planned extension, car port and Barn do not accord with the requirements of local planning policies, adopted by the Peterborough City Council on 13th June 2011 pertinent to design and development in selected villages. In particular GLIN 1, 2, 3, 7 & 10. We also noted that the neighbour referred to the proximity of trees to the proposed development of the barn and were of the opinion that the tree officer's advice should be sought. We were also of the opinion that if officers were minded to approve the application, despite all the contrary advice, there should be conditions prohibiting the barn development being used for residential purposes and conditions requiring compliance with local policies GLIN 1, 2, 3, 7 & 10.

Clerk to notify
planning

Councillor Batty relinquished control of the meeting and Cllr. Johnson resumed as chairman for the remainder of the meeting

- d. [18/01252/FUL](#) – 5 Helpston Road - Erection of Bungalow and access alterations – resubmission.

Cllr. Spendelow had declared an interest in this item and took no part in the discussion. Cllr Johnson referred to the views of the PWG.

This was the third time that we had considered plans for the erection of a bungalow in the grounds of 5 Helpston Road. We noted that these plans were for a single storey bungalow, reduced in height and size. Members were divided in their views on the revised plans and by a majority view we still consider the proposal to be overdevelopment of the site and contrary to local planning policies on garden development. We also consider the access to the rear site to be too narrow for emergency vehicles, and not capable of being widened. We therefore remain opposed to the application and recommend that it be REFUSED.

Clerk to notify
planning

- e. [17/01880/LBC](#) & [17/01778/HHFUL](#) – 13 High street – Single storey rear extension. We noted the conservation officer had already contributed observations and recommended refusal. We wholeheartedly agreed with those observations and are OPPOSED to the application

Clerk to notify
planning

- f. [18/01375/HHFUL](#) – 4 Holmes Road - Front porch extension, a rear single storey extension and a side first floor extension. We noted that the application proposed extensions to the front, side and rear of the property and were of the opinion that the scale of the proposals was wholly inappropriate to this site. Neighbouring properties are semi-detached with linked single storey out houses. The proposed works will dramatically alter the street scene and if mirrored by other neighbours would change the properties from linked semi-detached dwellings to terraced housing. The scale of the rear extension up to the boundary would in our opinion diminish the amenity for the closest neighbours. There is also limited scope for off street parking in Holmes road which at times already experiences parking problems. Development of this scale would attract larger families with increased requirement for on street parking. We are therefore opposed to this application and recommend REFUSAL on the grounds that the scale of the proposals represents overdevelopment. We would also support the legitimate objections raised by neighbours.

Clerk to notify
planning

- g. [18/01413/WCPP](#) – 8 Dovecote Way - Variation of condition C16 (plans) of planning permission 15/00895/FUL to provide garden room to rear of 8 Dovecote Way. Parish council considered the detail of this application and have no objections to the proposed garden room.

Clerk to notify
planning

- h. [18/01394/CTR](#) – 14 Rectory Lane - 1. Remove Holly and part of Boundary Hedge. 2. Lift Crown of Apple Tree and Yew Tree to 2.4m above existing ground 3. Cut group C Plant to 2.4m and 0.5m off root line. We noted that with tree applications our observations were limited unless a tree preservation order was appropriate. We therefore had no objections to this application in so far as the stated works to trees and shrubs.

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However we noted that the application was in almost all respects identical to the planning application, considered at our previous meeting, which has been withdrawn following our opposition. The tree work is to facilitate additional parking and a wider vehicular access to which we are opposed, as unnecessary and detrimental to the street scene in this part of the conservation area. We instructed our clerk to write to the planning officer and ward councilors expressing our concern and request a meeting with representatives from the parish council

Clerk to notify
planning and
Ward
Councillors

- i. [18/01291/FUL](#) – 37 Lincoln Road - Bungalow - Revised scheme. We recall previous sets of plans to which we had objected in 2016 and which had been refused and those approved by committee in 2017. We compared the current plans with those approved in 2017 and are concerned to note the increase in size and the change in roof shape. We are therefore opposed to these latest set of plans and ask that they be REFUSED. The bungalow should be constructed in accordance with the plans approved by committee in 2017.
- j. . [18/00014/REFPP](#) - Land To The West And South West Of St Benedicts Close Ginton Peterborough – appeal by Larkfleet against refusal of [17/02274/OUT](#)– Outline application for a residential development of up to 78 dwellings, together with sporting facilities, access, open spaces, allotments and associated service infrastructure with some matters reserved - Opportunity to add to previous observations and decide if parish council wish to be heard at appeal.

Clerk to notify
planning

We instructed the clerk to write to the inspector stating that we reaffirmed our opposition and stood by our objections as set out in the parish council response to consultation on the planning application. We ask if we could reserve a right to be heard at the appeal. We also noted that the closing date for further observations is the 30th August which precludes us from considering observations on the applicants appeal documentation.

Clerk to notify
planning
inspector

Meeting closed at 9.05pm

The next scheduled meeting is to be held on Tuesday 18th September, 2018.



Clerk/Proper Officer
24th August 2018

Chairman
Dated: