

8. PLANNING MATTERS

8.1. Proposed Extension and Remodelling 31 Home Farm Road Houghton Huntingdon PE28 2BN Ref. No: 19/01303/HHFUL

RESOLVED: Houghton & Wyton Parish Council recommend that this application be **APPROVED** for the following reasons:

Although this property is not in the conservation area it is in a character area as defined by the Houghton & Wyton Neighbourhood Plan (HWNP). The planned extensions are large, but this property is set in a wide plot and the development is not out of character. It is also recognised that several houses in this road have been extended, often more than once, in the past. The increased densification of buildings means that the value of settings needs to be considered in the future.

The boundary wall to the west of the property was considered separately to the extension to the dwelling. It was noted that the wall as currently built extends further towards the road than the hedge it replaced. This restricts the view of oncoming traffic when travelling east along Home Farm Road, or turning into the houses opposite.

Home Farm Road is also defined as a character area in the Houghton & Wyton Neighbourhood Plan, with "an overall feel of open space without the interruption of high dividing hedges or fences ". The large green verges and open areas give breathing space to the area. The wall conflicts with HWNP Policy 17 and Policy 5 and objectives 12 and 14 as it does not give due attention to the character area and the verges and compromises road safety.

No. 31 occupies a very prominent position and an important sight line and is therefore important in protecting the distinctiveness of the Character Area.

Pre-application advice from HDC to the applicant's agent was that a wall up to 2m in height was allowed under permitted development. This did not take into consideration the Neighbourhood Plan or consider if the wall was in keeping with the defined Character Area. It should be noted that the NPPF and the Local Plan both support and give weight to Neighbourhood Plans, including requiring developments to have regard to defined Character Areas.

Following discussion, an acceptable compromise would be to reduce the length of the wall to the final pillar and include planting to soften the boundary. The agent agreed with this compromise.

Proposed: Cllr Bonny; Seconded: Cllr Elborn. All in favour.

8.2. First Floor Extension to dwelling. 1 Leslie Green Road Houghton Huntingdon PE28 2DF Ref. No: 19/01225/HHFUL

RESOLVED: Houghton & Wyton Parish Council recommend that this application be **APPROVED** for the following reasons:

This proposal will fit in with the neighbouring houses and street scene. There is a high surrounding hedge and vegetation that will help screen the extension.

There is no conflict with the Neighbourhood Plan.

Proposed: Cllr Curley; Seconded: Cllr Spearing. All in favour

8.3. T1 Ash- Reduce upper crown back by approx 1.5m to boundary where it overhangs 58 Home Farm Road T2 Ash: - Reduce one over-extended lateral over 64 Home Farm Road by approx. 5 metres to improve light levels and reduce risk of branch breakage T3 Horse Chestnut - Crown lift to approx. 8 metres over garden of 64 Home Farm Road. Thin remaining crown by 15% to allow more light through to garden T4 Oak - Reduce lateral growth over 64

Clerk

Clerk

<p>Home Farm Road by approx. 5 metres to allow more light through to garden G1 2 x Leylandii - Fell to ground level. Incongruous with the area, minimal amenity value, blocking light from garden of 64 Home Farm Road The Elms Thicket Road Houghton Ref. No: 19/01872/TREE</p> <p>RESOLVED: Houghton & Wyton Parish Council recommend that this application be REFUSED for the following reasons: This application is incomplete. There is no reason given for removal of the Leylandii hedge There is no reference to TPOs The gardens of The Elms are very important to the street scene and the Character Areas as defined in the Houghton & Wyton Neighbourhood Plan and therefore it is vital that planning applications are complete and comprehensive to allow fully informed decisions to be made. Proposed: Cllr Curley; Seconded: Cllr Bonny. All in favour</p> <p>8.4. G1 - Basal growth/epicormic removal up to approximately 2.0 m Houghton Grange Houghton Hill Houghton Huntingdon PE28 2BZ Ref. No: 19/01880/TREE</p>	Clerk
<p>RESOLVED: Houghton & Wyton Parish Council recommend that this application be APPROVED as this is necessary for the health of the trees. Proposed: Cllr Boothman; Seconded: Cllr Bonny. All in favour</p> <p>8.5. Repair to the west facing gable end of the building. Buckley House Thicket Road Houghton Huntingdon PE28 2BQ Ref. No: 19/01800/LBC</p> <p>Cllr Boothman declared an interest in this application as he is the owner of this property.</p>	Clerk
<p>RESOLVED: Houghton & Wyton Parish Council recommend that this application be APPROVED for the following reasons: This is necessary work to complete work on this listed building. Proposed: Cllr Hodgson; Seconded: Cllr Spearing. All in favour</p> <p>8.6. Thirds River Crossing/ Transport Study consultation</p> <p>A response was submitted to this consultation. This can be viewed at: http://www.houghtonwytonpc.co.uk/home/parish-council/document-library under Consultation Documents. It is hoped that the process will be fully transparent and the Parish Council will liaise with the Combined Authority to ensure all comments are considered. Thanks were expressed to Cllr Boothman for his time spent on this response.</p> <p>8.7. Other Planning Matters/Decisions</p> <p>On 22 August the Parish Council wrote to HDC planning department to query the lack of notification for some permitted development planning applications, particularly the conversion of agricultural buildings. As no response was received this was followed up on 13 September; there has still been no response or acknowledgement. The Chair will write to a more senior officer, copied to the Chair of the Planning Committee to request a response.</p>	Clerk
<p>9. PROJECT UPDATES</p> <p>9.1. Pavilion refurbishment</p> <p>The work here is nearly complete and the final account will be sent. The schedule of work and the specification has been complied with. There have been a few minor pieces of extra work added. The Parish Council is pleased with the overall standard of work. An event will be organised to showcase the work. Effort will be made to market the venue for hire by village groups and for private functions. An article will be written for the next village magazine.</p>	Clerk

<p>9.2. Footpath – Victoria Crescent to car park It is hoped that work can begin on this path within the next 2-3 weeks. Residents nearby will be informed when a date is confirmed.</p> <p>9.3. Houghton Cemetery Path No start date has been confirmed for this work yet. Cllr Gilmour will contact the contractor. A condition of the contract was that the work was completed before Remembrance Sunday.</p> <p>9.4. Sports Compound on Playing Field Feast Week has been in touch with the Sports Clubs about putting a cold room in the compound. It was agreed that neighbours need to be consulted about the potential for noise disturbance while the chiller is in use. A structure for charging for use of electricity also needs to be decided.</p>	<p>Clerk</p> <p>BG</p>
<p>10. PROJECTS IN THE PIPELINE</p> <p>10.1. Tree Survey Cllr Curley will book the survey for next year to cover trees recommended for re-survey in a year and the closed churchyard at St Mary's Church. Cllr Curley will get a quote for the second phase of work required in the initial survey. At least some of this work will require planning permission as it involves work on living trees in the Conservation Area.</p> <p>10.2. Cemetery Extension The Clerk and Cllr Spearing will investigate the cost of getting advice from Cemetery Development Services about the work needed for this project.</p> <p>10.3. Cemetery Lych gate and entrance gates It was agreed that this should be a single project and grants to fund this would be investigated. A condition report on the Lych gate would probably be required. Several leads for this were suggested and will be followed up.</p>	<p>MC</p> <p>Clerk & CS</p>
<p>11. ELECTRIC VEHICLE CHARGING POINTS ACTION PLAN Cllr Elborn identified several lampposts that could be used to fit charging points to if this was acceptable to Highways and Balfour Beatty.</p> <p>RESOLVED: A application will be made for funding through CCC for electric vehicle charging points on lampposts outside Holme Cottage, Huntingdon Road, Wyton and on the grass space outside no.s 30-32 Home Farm Road. Proposed: Cllr Elborn; Seconded: Cllr Boothman. For: 7; Against: 1</p>	<p>NE</p>
<p>12. CORRESPONDENCE The precept request has been received from HDC. It was agreed that a working party be formed to scrutinise the budget and projected spending and prepare a proposed budget and precept request for 2020-21. The working party will comprise Cllrs Bonny and Boothman and the Clerk. An email was received from Cambridgeshire Climate Emergency to introduced themselves and ask if they could meet with a representative of the Parish Council or other interested parties. It was agreed that no response would be made. The Timebank has organised a fundraising night at the Three Jolly Butchers for 16 Oct. A percentage of all takings between 6-8pm will be donated to the Timebank.</p>	<p>PB, DB & Clerk</p>
<p>15. ANY OTHER BUSINESS During the preparation for and refurbishment of the Pavilion it was noted that the booking system with the Sports Clubs could be improved. New systems and methods will be looked at with the Sports Clubs to ensure that everyone understands the times and dates that are needed. It is hoped that this will make it easier to let the Pavilion to other users also.</p>	<p>Clerk</p>

The Parish Council had been notified by several residents that the area of land south of Huntingdon Road and west of Splash Lane was to be auctioned later this month. The guide price is £125,000 and the area is 0.49 acres. Although the Parish Council would like to acquire this land for community use this price is unaffordable. It was noted that this area is outside the defined Built Up Area and agreed that the land is unsuitable for allotments. A request had been made by the pre-school for any suggestions of areas they could use for a Forest School. Some suggestions were made that will be passed on.

16. DATE OF NEXT MEETING

The next meeting will be on **Wednesday 6 November** 2019, 7:30pm, St Mary's Centre, Chapel Lane, Houghton.

Signed:..... Date: