

HOUGHTON AND WYTON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held on Thursday 5 December 2019, 7:30pm

Present: Cllr R Baxendale (Chair) Cllr D Bonny
 Cllr P Boothman Cllr M Curley
 Cllr N Elborn Cllr B Gilmour
 Cllr Mr D Keane Cllr C Spearing

C Cllr Mr I Bates was also present

	ACTION
<p>1. APOLOGIES FOR ABSENCE There were no apologies for absence.</p>	
<p>2. DECLARATIONS OF INTEREST There were no declarations of interest.</p>	
<p>3. PUBLIC COMMENT There was no public comment</p>	
<p>4. MINUTES RESOLVED: The minutes of the Houghton & Wyton Parish Council meeting of 6 November 2019 were approved. Proposed: Cllr Spearing; Seconded: Cllr Elborn. All in favour</p>	
<p>5. MATTERS ARISING The code of conduct for Sports Clubs has not yet been produced. Repair work at the Play Area has been carried out. A purchase order has been issued for fencing at the Sports compound.</p>	RB
<p>6. DISTRICT AND COUNTY COUNCILLORS REPORTS D Cllr Keane reported the leader of HDC, D Cllr Graham Bull has stood down for personal reasons. He will be replaced by D Cllr Ryan Fuller. D Cllr Keane is now a Cabinet member with the Corporate Services portfolio. The District Council is in the process of producing its budget for next year. C Cllr Bates reported that the County Council is also producing its budget, to be set at the February meeting. A section of the new A14 has opened, leading to the closure of the original road from Godmanchester to Spittals roundabout. The changes will inevitably lead to some confusion for users initially. The winter gritting program has started now. County Council grit most larger roads. Main trunk roads such as the A14, A428 etc are gritted by Highways England. Cllr Elborn agreed to brief Cllr Bates about the unsatisfactory response from CCC with regard to progressing Electric Vehicle charging points. The Clerk will send C Cllr Bates a copy of the correspondence about the promised road surfacing and road markings on Mill Street. C Cllr Bates confirmed that the Marshalls Aerospace relocation decision (possibly to Wyton Airfield) will be deferred until early 2020.</p>	NE Clerk
<p>7. RESPONSIBLE FINANCIAL OFFICER'S REPORT 7.1 To authorise payments due RESOLVED: All payments due be authorised. Proposed: Cllr Bonny; Seconded: Cllr Gilmour. All in favour 7.2. Precept request and draft budget 2020-21 RESOLVED: The Tax Base for Houghton & Wyton has now been received and stands at 782. Given this increase and the precept increases seen in other local</p>	Clerk

<p>parishes the Parish Council feels justified in amending its decision made on 5 Nov 2019. A precept of £72,000 will be requested. This will see an increase of about 6% for the Parish Council portion of Council tax bills (increase of about 10p per household per week), but this will enable the Parish Council to function within prudent financial parameters in the future and maintain reserves.</p> <p>Proposed: Cllr Boothman, Seconded: Cllr Gilmour. All in favour</p>	<p>Clerk</p>
<p>8. PLANNING MATTERS</p>	
<p>8.1. Application for variation of condition 11 (Heritage Assets) and removal of condition 12 (Dormy House Retained) for application 1402210OUT Houghton Grange Houghton Hill Houghton Huntingdon PE28 2BZ Ref. No: 19/00828/S73 Heritage Consultant's response to previous comments</p> <p>RESOLVED: Houghton & Wyton Parish Council do not withdraw their objection to or comments on this application. The Heritage Consultant's response does not provide a robust justification for why this building should not be preserved. Dormy House is within the curtilage of a listed building and has never been explicitly excluded. Heritage statements have been produced in the past for Dormy House and it is listed as a heritage asset by HDC. It was also deemed so by AECOM and the Parish Council. It is also a legacy of the Arts and Crafts movement. In 2017, AECOM concluded the building should be saved; neither Homes England or HDC acted on this to save this heritage asset within the curtilage of a listed building and within a Conservation Area. The building has been allowed to fall into disrepair and heritage features have been allowed to erode.</p> <p>Proposed: Cllr Boothman; Seconded: Cllr Bonny. For: 6; Abstentions: 2.</p> <p>8.2. Refurbishment and extension of The Lodge and its retention as a single dwelling and the erection of buildings to provide 33 dwellings (34 total), including 9 affordable units, upgrading of access drive and associated hard and soft landscaping Land North Of The How Houghton Road St Ives Ref. No: 19/02280/FUL</p>	<p>Clerk</p>
<p>RESOLVED: Houghton & Wyton Parish Council recommend that this application be REFUSED for the following reasons:</p> <p>This site has only seven dwellings allocated within the HDC Local Plan to 2036. In accordance with the St Ives Spatial Planning Area within the Local Plan, access to this site should be via Knights Way. The amount of traffic generated by this size of development coming directly onto the A1123 at the current access point, particularly at busy times, would be dangerous. It would also compound the congestion already seen with other neighbouring residential developments. A holistic view needs to be taken of all proposed developments, no matter how small, with regards to traffic generation and management.</p> <p>The houses will be readily visible from St Ives, Hemingford Meadows and the Great Ouse Valley. This is particularly true of those sited on the downward slope below the ridge line; lower than those approved at Houghton Grange. This will therefore have a negative impact on the views to and from the Conservation Areas and would create a precedent. This will impact on the local landscape and quiet tourism in the area. The perception of the boundary between the edge of town and the rural surrounds will be degraded.</p> <p>The composition of house types does not reflect local needs as outlined in the HDC Local Plan. For example, the need for smaller homes for downsizing etc. Moreover, the ratio of affordable homes, at nine, falls well short of the 40% policy in the Local Plan.</p>	<p>Clerk</p>

No plan is included for the replacement of trees that are removed by this development. In a County lacking in tree cover any trees removed by development should be replaced by at least an equivalent number. The light pollution caused by the entire development will be amplified by the position of the houses on a hill. This will have a negative impact on the surroundings and the biodiversity of the area. This concern is exacerbated by the proximity of an SSSI.

The principle of individual designed houses, incorporating timber and 'sedum roofs', reduced housing density at the edge of the Built Up Area and environmental specification of the properties are applauded.

The Parish Council supports St Ives Town Council's comments
Proposed: Cllr Bonny; Seconded: Cllr Boothman. All in favour

8.3. Full planning application is for the conversion of the former photographic factory at Sawtry Way, RAF Wyton into 15 residential units. Land At Former Photographic Factory Sawtry Way Wyton Ref. No: 19/02106/FUL

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

The Parish Council recognise that the current building on this site is redundant and in need of repurposing. The site is relatively small, outside the Built Up Area and is isolated from most services making housing an unsustainable use here. This site would be better suited to a business use within its existing footprint.

The site is not within the Huntingdonshire Local Plan (HLP) 7 Spatial Planning Areas. The proposal does not meet all the criteria of the Huntingdonshire HLP33 Rural Buildings, namely part bii) "any extension or alteration would not adversely affect the form, scale, massing or proportion of the building".

The principle objection is the proposed addition of a pitched roof which will increase the height of the existing building to more than 8 metres; an unacceptable level. The site is on ground situated above the Conservation Area of Houghton & Wyton; the increase in height, massing of the building and additional buildings will increase the visibility of the development. No indications of the views to, or from, the proposed development are included in relation to the surrounding area particularly the Conservation Area. Houghton & Wyton Neighbourhood Plan (HWNP) para 12.2 refers:

The Huntingdonshire emerging Local Plan also recognises the importance of design quality based on a thorough understanding of a site and its context In particular, the Neighbourhood Plan considers the most important aspects to be:

- solutions which reflect their surroundings;
- proposals must contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
- proposals should respect and respond appropriately to the distinctive qualities of the surrounding landscape, and avoid the introduction of incongruous and intrusive elements into views.

HLP paragraph 5.6 states "Development proposals should complement the existing built form, respect the fundamental character of the landscape and not introduce incongruous elements."

Furthermore HLP 34 Conservation Areas states:

"A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents."

The application refers to the development of Wyton Airfield; this point is irrelevant since this is not in the Local Plan either.

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Apart from re-use of an existing building there are few environmental credentials. There will be additional hard surfacing for garages, storage and parking. There is a cycle store allowing for one space per property; the Local Plan guidelines are for one space per bedroom (HLP 17 Parking provision and Vehicle Movement). The Local Plan also encourages the inclusion of electric vehicle charging points; none are provided for in this application. HLP para 5.60 "It is suggested that at least one charging point for an electric vehicle should be provided where a proposal includes 20 or more parking spaces...Further measures such as ducting and underground servicing which would allow additional charging points to be easily installed in future should be considered."

The ecological survey highlights that the poor land management has led to the loss of lowland calcareous grassland on the site. This is an important and rare local habitat (A Habitat of Principal Importance, NERC Act, 2006 and Cambridgeshire Biodiversity Action Plan Priority Habitat) that should be restored and maintained. We also note the presence of bats on site which will require a European Protected Species licence, provision of roosting boxes and legislation to be followed in any development work on this site. A sensitive lighting scheme will also be required. We suggest further Environmental Impact Assessments are needed.

We also note that the service road indicated on the plans goes to the very edge of the 'red lined' area; this would indicate that further development is planned here also.

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

8.4. Single Storey Rear extension Beech Ways Green Lane Wyton Huntingdon PE28
2AP Ref. No: 19/02346/HHFUL

RESOLVED: Houghton & Wyton Parish Council recommend that this application be **APPROVED** as although this slightly increases the footprint of the existing conservatory, there will be minimal visual impact on surrounding buildings.

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

8.5. Third River Crossing/ Transport Study consultation

A response has been received from Rowland Potter at the Cambridgeshire and Peterborough Combined Authority. They have put their investigation into a potential third river crossing at Huntingdon on hold. The results of other transport studies currently in progress will be awaited.

8.6. Other Planning Matters/Decisions

Five Parish Councillors from Houghton & Wyton attended the workshop on the HDC Local Plan in St Ives. It was felt that the meeting was worth attending and the comments from councillors were well received by the HDC officers. As a result of questions put to the officers by Parish Councillors, HDC have offered to hold a meeting to ensure they properly interpret the Houghton & Wyton Neighbourhood Plan in their decisions.

Clerk

9. PROJECT UPDATES

9.1. Footpath – Victoria Crescent to car park

Despite the contractor agreeing to start work this week he has not been on site. When contacted he said the weather was too cold to lay tarmac and that the work would start next week when it is predicted to be warm enough, subject to weather conditions. Work will still be completed by 13 December as requested.

9.2. Houghton Cemetery Path

The work has been completed and approved. The invoice will be paid on receipt. It has become obvious that the path can be easily damaged by the mini diggers used by some grave diggers. Guidelines will be issued to Funeral Directors for grave digging. They will be asked to use boards to drive on the path and

Clerk

<p>across the grass in wet conditions. If this is not possible the graves must be hand-dug.</p> <p>It was agreed that the graves and memorial safety needs to be reviewed. Grants for cleaning the war memorial and repairing the lych gates will be looked at.</p> <p>9.3. Electric Vehicle charging points Cllr Elborn had nothing further to report.</p>	<p>BG & Clerk</p>
<p>10. PROJECTS IN THE PIPELINE</p> <p>10.1. Cemetery Extension This is deferred to the next meeting.</p> <p>10.2. Cemetery Lych gate and entrance gates Grants for this work will be investigated.</p> <p>10.3. St Mary's churchyard Tree Survey This survey has been carried out. The report has been received and circulated to councillors. A copy will also be sent to the Parochial Church Council. A quote for the recommended work has been requested. The surveyor also looked at the trees on either side on footpath 16, behind the school. Some of these do require attention; the landowners will be informed.</p>	<p>Clerk & MC</p>
<p>11. COMMUNICATIONS STRATEGY This will be deferred to the next meeting. There has been a disappointing response to the survey that was distributed to households in the Parish Council biennial report.</p>	
<p>12. CCC CONSULTATION ON CLIMATE CHANGE AND ENVIRONMENT This consultation is available from 20 Dec to 31 Jan at https://consultcambbs.uk.engagementhq.com/climate-strategy. Councillors are asked to look at this for a discussion on a response at the January meeting. It was agreed that the Parish Council needs to form a working group to produce an environment and sustainability policy.</p>	<p>All Cllrs</p>
<p>13. APPOINTMENT OF VICE-CHAIR Cllr Boothman agreed to take on the role of Vice-Chair until the Annual General meeting in May 2020.</p>	
<p>14. CORRESPONDENCE No correspondence was discussed.</p>	
<p>15. ANY OTHER BUSINESS There will be an official Speedwatch monitoring activity carried out on the A1123 soon. This is to help gather further data for the LHI grant bid to reduce the speed limit on this road. On behalf of the residents of Meadow Lane, off Ansley Road, Cllr Spearing thanked the Parish Council for supporting their successful request to be given a new postcode. This allows them to be distinguished from the Meadow Lane accessed from Houghton Hill.</p>	
<p>16. DATE OF NEXT MEETING The next meeting will be on Wednesday 8 January 2020, 7:30pm, St Mary's Centre, Chapel Lane, Houghton.</p>	

Signed:..... Date: