

Hatley Parish Council

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Minutes of the Extraordinary Meeting of Hatley Parish Council held on Tuesday 30th January 2018

In attendance: Cllr M Eagle (Chair), Cllr A Pinney (Vice Chair) Cllr M Astor, Cllr N Jenkins, Cllr H Nickerson, County and District Councillor S Kindersley, Clerk to the Council K Wilde and 10 members of the public.

1. Apologies: None received.
2. Interests or dispensation applications: Cllr Kindersley made a declaration of interest as a Member of the District Council Planning Committee. As such he could potentially be in a decision-making position with regards to the planning application. He would therefore be happy to contribute on matters of fact rather than opinion as he would not want to prejudice his position by pre-determining any planning application. As such he would be unable to express support for or object to the planning application but would answer any questions, if he was able to, at the request of the Parish Council.
3. To open the meeting to members of the public for a maximum of ten minutes to enable them to address questions to the Parish Council
Questions relating to items not on the agenda shall not require a response or discussion until the following meeting
There were no questions raised.
4. Planning:
 - i) Application S/4601/17/FL - change of use of domestic outbuildings to two dwellings at Moat Farm, East Hatley, SG19 3HY. The Chair gave the Applicant the opportunity to address the room or to respond to public questions as they arise. The Applicant gave thanks to the members of the Parish Council for attending a site visit to obtain an informed opinion and requested that all questions during the meeting are directed to the Council.
Residents raised questions and made comments as follows:
 - Has Moat Farm house become separated from the site which is now being developed? The Applicant confirmed that the separate sale of the house with a surrounding garden is progressing.
 - How many houses are proposed for this site? The Chair confirmed that there are a number of existing footprints which have been redeveloped to allow for two dwellings and outbuildings, as shown on the plans. There are no new footprints for additional properties.
 - What is the current use for the buildings, as permitted by Planning? There was initially some uncertainty by the Parish Council as to the current status of the two outbuildings that are being proposed as dwellings. The Clerk gave evidence of permission being granted by SCDC in 2002 (S/0999/02/F) changing the use from Agricultural Buildings to Light Industrial and Storage. Cllr Kindersley referred to the Appeal Decision for Moat Farm, dated 2015, which related to a proposed caravan storage site, whereby the two main buildings are acknowledged by the Planning Inspectorate as having the benefit of a planning permission for use as residential storage. Therefore, the change being proposed is from domestic storage to a dwelling, and not agricultural use to dwelling.

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- If the proposal is permitted will this set a precedence for other developments outside of the village framework? Cllr Nickerson stated that such an outcome is possible, however the Council must view this application on a stand-alone basis and not based on what may or may not occur in the future.
 - The houses already appear to have been built without permission being granted. The Chair confirmed that the buildings in their present condition are not houses but are replacement buildings.
 - Are the new buildings larger than the original buildings? The Chair confirmed that they appear to be on the original footprint and that the Parish Council has been advised that they been made taller for structural purposes. A resident commented that they have been made higher without the Applicant having obtained prior permission from SCDC.
 - The main buildings appear to be bigger in every dimension. The Chair confirmed that the original footings appear to have been used, based on what was seen during the site visit, although it is possible that the buildings take up the footprint more fully than they previously had. A resident commented that based on what they see at least one of the buildings is four times greater in volume than before. The Applicant refuted this comment.
 - Cllr Pinney commented that the buildings as they now stand do appear to be houses and not storage units. The Applicant contested this, stating that only remedial work has taken place to date. A resident argued that only very minor adjustments would now be required for the two main buildings to become houses and that they no longer resemble storage sheds.
 - Has the correct planning process been followed? Cllr Kindersley confirmed that pre-planning advice was sought. However there has been no Planning Statement included with the application, which would usually be the case for applications which are not straight forward, i.e. outside of the village framework, so that it is known what policies are being used to guide the application. Cllr Kindersley explained that a new planning policy 'Class Q' has recently been introduced which permits the conversion of unused agricultural buildings into dwellings, however there has been no statement provided to suggested that this policy is being applied in this case.
 - The Chair summarised the material considerations that were of concern to the Council following the site visit, in addition to those raised by residents at the previous meeting on 16th January 2018. The key concerns include the unsustainability of the development, the site being located outside of the village framework and issues of road safety. The **Council resolved** to object to the planning application for the reasons stated above.
 - A resident commented that the Council should also consider sewage and drainage issues, to which the Chair responded that flood risks had been considered during the previous meeting and that the Council has acknowledged that flooding is an issue for neighbouring properties.
 - The historical significance of the village boundary, to the residents and Parish Council, was discussed and Cllr Kindersley gave two examples of how the development of houses in previous years has been aligned by the applicants to ensure that they kept inside the village framework.
- ii) Main Modifications to South Cambs District Council's Local Plan.** Cllr Kindersley confirmed that comments can only be submitted if recommendations or comments were submitted in the previous consultation. It is expected that the Local Plan will be implemented following the Election in May.
5. To agree the time and date of the next meeting: **7.30 pm on Tuesday 20th March 2018**
 6. To note the time of meeting closure: 8.15 pm.