

Hatley Parish Council

Clerk to the Council: Kim Wilde, 36 Fairfield, Gamlingay, Cambs, SG19 3LG
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Minutes of the Extraordinary Meeting of Hatley Parish Council held on Thursday 14th December 2017

In attendance: Cllr M Eagle (Chairman), Cllr M Astor, Cllr N Jenkins, Cllr H Nickerson, Clerk to the Council K Wilde and 4 members of the public.

1. Apologies accepted: Cllr A Pinney.
2. Interests or dispensation applications: Cllr Jenkins declared a personal interest for agenda item 4. i.) as an immediate neighbour to the proposed planning development.
3. Questions from the public: None.
4. Planning: i) Application S/3875/17/FL - 2 Storey Front and Side Extension at 51 East Hatley, SG19 3JA. The Chairman shared details of correspondence received from two East Hatley residents, outlining their objections to the proposed development based on concerns over parking and road safety, loss of privacy, loss of light, and damage to the roots and growth of nearby trees. One of the residents requested that if the development is approved extra parking must also be provided on the site. The Chairman invited the room to share any concerns or comments with the Parish Council. Objections were brought to the Council's attention by three residents present at the meeting (including Cllr Jenkins). The objections raised included loss of light, loss of sightline from neighbouring properties, side access not meeting planning regulations, disruption and safety concerns for road users and works potentially coinciding with the building works at the church of St Denis opposite. Cllr Jenkins confirmed that she had contacted John McCallum, the Case Officer at South Cambs District Council, about the lack of any plan showing the position of the neighbouring houses and the garage and front wall of 51 East Hatley but was told that this was not an essential requirement. He said that a decision on the application is unlikely to be reached before 20th January. The applicant, when asked, confirmed that the front of the house would be extended by 2 metres and the distance between the properties at the side would be close to 2 metres. However, as a distance of 0.75 metres was recorded on the plan at the side of the property towards 53 East Hatley, the applicant agreed to address this with the architect to ensure building regulations are met. The applicant was asked whether the side facing window on the front extension would be frosted glass. There was uncertainty as to whether side facing windows are permitted and the Clerk was instructed to investigate this further. The applicant confirmed that frosted glass would be used but residents and Councillors were concerned that this is not recorded on the plan and is possibly not enforceable, plus privacy would be lost for the neighbouring property when the window was open. The applicant confirmed that trees have been removed from his plot as they were over 50 feet tall and considered to be dangerous. No other trees were due to be removed but concerns were raised again that the roots of remaining trees, especially on the boundary with and belonging to 53 East Hatley, could be disturbed and damaged. Concerns were also raised by a resident regarding the verge opposite 53 East Hatley, where the road narrows and vehicles would struggle to pass parked construction vehicles, thereby damaging the verge. The applicant confirmed that he intended to extend the

hardstanding at the front of his property to allow more vehicles to park off road, but this is not on the plan.

The Council supported concerns raised during the meeting with regard to loss of light, loss of privacy and the close proximity to neighbouring properties. The Council also noted the significance of the applicant addressing two potential planning regulation issues (side access distance and side facing window) with the architect before the application can be given further consideration. **The Council Resolved** to recommend that the application is refused for the reasons given above. **Clerk to action.**

ii) The Clerk advised that the second site visit at Moat Farm by South Cambs District Council's Enforcement Office has still not taken place, but arrangements are being made.

5. The time and date of the next meeting: **7.30 pm on Tuesday 16th January 2018.**
6. The meeting was closed at 7.35 pm.