

Hatley Parish Council

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Minutes of the Extraordinary Meeting of Hatley Parish Council held on Tuesday 29th September 2020

In attendance remotely via Zoom video/telephone conference call technology: Cllr M Eagle (Chair), Cllr N Jenkins, Cllr H Nickerson, Cllr A Pinney, County Cllr S Kindersley, District Cllr H Williams, Clerk to the Council K Wilde and 3 members of the public.

1. Apologies for absence: Cllr M Astor.
2. Interests:
 - i. Declarations of interest: None.
 - ii. Dispensation applications: None.
3. The **Parish Council resolved** to approve the minutes of the Extraordinary Meeting of the Parish Council held on 3rd September 2020. The minutes will be signed by the Chair at the next possible opportunity ahead of the next meeting.
4. Matters arising: The Clerk advised that the Website Access Statement has been added to the website.
5. Questions from the public:

Cllr Pinney joined the meeting. A member of the public questioned whether the overgrown bushes at the East Hatley junction could be cut back once again. Permission has previously been sought from the two landowners, with one having granted permission. The Clerk will write to both landowners once again, with the aim of establishing a long-standing agreement for this work to be undertaken by volunteers as and when required. **Clerk to action.**

District Cllr Williams gave a brief update on the Local Plan, confirming that the call for sites has been published but without any analysis of those sites having taken place. The list includes enough land for approximately 220,000 houses when there is likely to be a requirement of between 5,000 to 30,000 houses. Further updates will be available on the South Cambs District Council (SCDC) website.
6. Planning:
 - i. The Parish Council considered the Variations of Conditions application under reference **20/03582/S73**, relating to the approved planning application **S/3309/18** for an agricultural worker's dwelling at Barn Farm, East Hatley, SG19 3JA. The applicant was present and invited to speak by the Chair but preferred to await questions from the Council. The following points of interest or concern were raised by members of the meeting and were responded to by the applicant:
 - The plans suggest there will be a double driveway, is this the intention? There was concern that use of a double drive would pose a road safety issues as it is directly opposite a neighbouring driveway and gates access to the horse livery. The applicant confirmed the second gateway already exists and is only used occasionally. It will remain gated with no intended change of use.
 - Is the proposed larger rear garden, which has been created by moving the house close to the highway, a true a benefit for an Agricultural Worker's dwelling, i.e. is land available for agricultural purposes not more beneficial that recreational/domestic land? The applicant confirmed having enough land available for agricultural purposes.

- Will the changes to the plans relating the positioning of the garages impact the neighbouring footpath (agricultural right of access)? The applicant explained that one car's width will remain and there will be no impact to this right of access.
- As Barn Farm is outside of the village framework should the proposed dwelling not be located further back from the highway and shielded from view with trees and hedges, as is the case for other properties outside of the framework? The applicant shared information about the surrounding properties and the most recent developments that are closer to the highway than the proposed development. Cllr Jenkins advised that it is the norm for dwellings outside of the framework to be set further back and to be shielded view of the Highway.
- The Conditions include the requirement for an Arboreal Method Statement and Tree Protection Strategy to be submitted before the proposed development can proceed, in addition to a number of other assessments and reports. Cllr Williams confirmed the Discharge of Conditions and relevant statements will be publicly available on SCDC's planning portal. The applicant confirmed that the Arboreal Method Statement has been submitted but this was noted as being a moot point by County Cllr Kindersley due to the removal of a number of trees earlier this year. The Chair referred to the minutes of the meeting held in February, where the removal of the trees had been brought to the Council's attention. It was recorded at that time that the site was visited by the planning inspector and the issues was being resolved by the two neighbouring landowners.
- The plans do not show the site area and therefore does not allow the proposed location of the dwelling to be considered in the context of its surroundings, especially neighbouring buildings. Cllr Williams advised that there is no standard for agents to follow with regard to plans but agreed this would have been helpful.

The Parish Council was unable to reach a unanimous decision on the variation to conditions and therefore the Chair took the deciding vote. The **Parish Council resolved** to make no recommendation to SCDC but agreed that the questions and concerns noted above would be shared with the Planning Officer, to ensure all viewpoints are taken into account when the application is determined by SCDC.

ii. There were no other planning items to note.

7. Village Hall reopening

The Clerk advised that a number of steps have been taken to allow the hall to be available for hire by the local band for their rehearsals. The hire agreement terms and conditions now include a section relating to Covid-19 health and safety requirements, plus notices are placed inside hall to remind hirers and their guests of the regulations and what they can do to keep themselves and others safe. All volunteers have agreed to continue to help with the running of the hall once regular bookings resume. The band does not require keyholder duties and it has been agreed that there will be no access to the hall by the volunteers during the 48 hour period that follows usage by the band. Due to Government restrictions on gatherings of 6 or more people, it is unlikely that any other requests for hire will be received in the foreseeable future.

8. Time and date of next meeting was agreed as 7.30 pm on Tuesday 20th October 2020.

9. The meeting was closed at 8.12 pm.