

## Parish Council of Waresley-cum-Tetworth

### Minutes of a Planning Meeting Thursday 18 June 2020, 8.00pm, Held Via Zoom

**Present:** Councillors Eleanor Jack, Jonathan Lawton, John Archer, Richard Jerman & Malcolm Gordon. District Councillor Richard West & Clerk Rod Kerr. Also present: Melanie Banks (applicant), Tim Hall (architect: Studiofortysix), Waresley residents: Ann Dugdale and Gerry Sugars, Charmian and Neville Chapman, Craig Safford, David Morgan (Fairfield House), Bill Garner.

1. **Apologies for absence.** County Councillor Julie Wisson
2. **Declaration of disclosable pecuniary interests:** None declared.
3. **Planning Permission Consultation - Development of a new dwelling including site access - Land East Of Fairfield House Manor Farm Road Waresley (ref 20/00771/FUL)**

There had been a number of comments copied to the Parish Council regarding this application. The chairman said that the parish councillors had been made aware of these comments and then opened up the meeting to the general public.

Objections raised included concerns that the development was outside the village limits and the access would cause problems on a very narrow road with poor visibility. The participants at the meeting were asked if they had any further comments to add before the councillors discussed the application – none were received.

The chairman then made a statement on behalf of Bill Garner, namely that during the adoption of the previous local plan in 1994, an application to extend the village limits to include this plot had been refused. Mr Garner felt that this view should still hold.

The councillors then discussed the plans. Councillor Jack stated that the latest Hunts Local plan had replaced the village limits with the term “built-up area” which is defined as

“A built-up area is considered to be distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area”

Tim Hall said the proposed development is already opposite & next to existing dwellings and is deemed to be within a built up area.

Councillor Gordon was concerned over the access from Manor Farm Road and was not of the opinion that it was in the built up area – it was a matter of interpretation.

*E Jack*  
3/9/2020

Councillor Jerman was generally happy with the application and thought the development was well related to the surrounding dwellings.

Councillor Lawton thought there would be an impact on the view coming into the village, did not like the thought of the access going across the field and was concerned that this could set a precedent which would allow the rest of the field to be developed in the future. Councillor Jack disagreed on this point and said there was a difference between this plot and the open field.

Councillor Archer was concerned about the appearance of the building – it would look like a large barn and could be a potential eyesore and not fit in with the other buildings along Manor Farm Road.

Tim Hall said the trees along the road are not to be touched and new trees are to be planted to landscape the site. The design is based on a contemporary barn style building; the District Council has been very supportive of this. The exterior will be of timber cladding and the roof will be made of zinc which will blend into the landscape.

The main concerns voiced were over the access & egress points – Tim Hall said this had been discussed with the Highways Department and the best option had been submitted.

After further discussion, the councillors took a vote and agreed to **Approve** it with four members in favour and one abstention. The majority of councillors agreed that the site does fall within the definition of the built up area of the village. The majority also agreed that the new building will not impact on the immediate neighbours and will be sympathetic to the existing environment by the retaining and planting of trees on the site. It was felt that the access opposite Water End House was the safest option available and councillors preferred it to the access at the Western end of the site proposed by HDC in the pre-application advice.

#### 4. Finances

Payments –The following payments were approved – to be dated 01/07/20

- i. Clerking services £180.00;
- ii. PAYE to HMRC- £45.00

Proposed by Cllr Gordon & seconded by Councillor Jerman.

#### 5. AOB

It was noted that the Gamlingay Wood car park had still not been opened and this was causing cars to park on the verge of the B1040 on a dangerous bend. Councillor Gordon considered that this was unacceptable and the Wildlife Trust had a duty to reopen it despite their claim that it had to remain shut due to ongoing works. It was denying people the right to visit the woods for exercise which was unfortunate at this time of lockdown. Concerns were also raised that the sign for the woods was to be taken down, suggesting a lengthy closure.

It was agreed that Councillor Jack would write a strong objection letter to the Wildlife Trust to oppose the closure and demand the reopening of the car park.

*W. Jack*  
3/9/2020

Concerns were raised over the approach made by East-West Rail to Wood Farm to carry out a survey on their land. The southernmost point of the swathe of land for the proposed route of the line is nowhere near Wood Farm and not included in the preferred route E. Councillor Jack will write to East-West Rail to express our concerns.

Councillor Jerman mentioned the communication many in the parish had received from County Broadband about a scheme to provide superfast broadband direct to all houses in the village. It was agreed that the parish council did not need to get involved at this stage.

**6. Date of Next Meeting**

The meeting was declared closed at 21.19 and the date of the next meeting remains provisionally set for 3 September 2020.

*Jack*  
3/9/2020