

MINUTES OF THE PLANNING COMMITTEE OF HILTON PARISH COUNCIL MEETING HELD ON TUESDAY 24th APRIL 2018, 6.30 PM AT THE METHODIST CHURCH, POTTON ROAD, HILTON

Present: Cllrs P. Balicki (Chairman), K.Dunk, A. Goodridge and W.Wilson

In Attendance: The Clerk (Jo Perez) & 4 Parishioners

1. To receive any apologies for absence and any declarations of Interest

Apologies received from Cllr. G. Baradell. Cllr K. Dunk declared a pecuniary interest in item 3.2 and Cllr A. Goodridge declared a non-pecuniary interest in item 3.2.

2. To approve the minutes of the meeting held on the 13th March 2018

Minutes of the planning committee meeting held on the 13th March 2018 could not be approved as there were not the correct Councillors present to approve.

Comments and observations from members of the public (NBComments from the public should be relevant to items on this agenda only)

Owner at Cookes Cottage – item 3.2 - expressed his concerns over the proposed application to Cobb Cottage. He believes that the application does not deliver on the key objectives. In his opinion the new extension is not subservient to the current building and the east and west of the building will be dominated by the new building.

He felt that the proposed build will have an enormous impact on Cookes Cottage and could be seen from the east, west and south.

He also felt that there would be significant impact on Cookes cottage with noise and disturbance.

Owner at Hilton Hall – item 3.2 – Felt the extent of the development was out of place with Hilton Hall and Crookes Cottage. Feels this is over development and breaks all connection with Hilton Hall and Crookes Cottage.

Applicant (s) – item 3.2 – Explained that all parties involved with this renovation have had experience of similar projects in the Village. The proposed scheme has been agreed with the conservation officer at HDC. There are no overlooking windows. The property is in urgent need of renovation and to take the dwelling to a family home, the size needs to be increased. They felt that it improved the Village, street scene and conservation area. It was explained that the current chimney could not be used as it used to be an oven and as it is a Grade II property they are unable to rebuild. They feel the scale and size is quite modest, they have lowered the eaves. This will be a small 3 bedroomed property. A lot of care has been taken to cause little impact. The overlooking windows are on the stairwell and bathroom (happy to obscure). A second staircase will be installed to keep the integratory of the building.

The Chairman read aloud a letter of support from neighbours at 22 Scotts Crescent. Their only requests were that there is further planting to replace Trees being removed and that the work is carried out during normal working hours.

Closed 20.00

The Chairman expressed that item 3.2 is a sensitive application due to the involvement of two of the Planning Committee and asked that all look at the proposal professionally and not with emotional ties. Cllr K.Dunk did not participate in any discussion or vote on this application.

3. To consider any planning applications received including:-

3.1 APPLICATION REF. 18/00561/FUL Change of use of land west of the existing dwelling to domestic curtilage and erection of 2 new detached dwellings and garage following the demolition of the existing dwelling and garage. (Amendment to approved scheme 16/02683/FUL). Pecks Coppice High Street Hilton Huntingdon PE28 9NE

The Planning Committee recommend this application for approval.

The Planning Committee support this application to incorporate the land shown to the red line in the location map. Please note an easement for vehicle access is still required.

P.B prop, K.D 2nd, all Cllrs in favour

3.2 APPLICATION REF. 18/00505/HHFUL Proposed two-story extension to the east and subservient two-storey extension to the south, rebuilding existing single story extension to the south, removal of shed and renovations to property Cob Cottage High Street Hilton Huntingdon PE28 9NE

The Planning Committee recommend this application for approval because:-

- Renovating a Grade II listed building that is within a conservation area.
- Improves housing stock.
- Improves the street scene.
- We have noted the support and the objections of neighbours

P.B prop, W.W 2nd. – 2 for and 1 against.

Following this decision Cllr A.Goodridge requested that the Planning committee remind themselves of the rules.

3.3 APPLICATION REF. 18/00618/HHFUL Single storey rear extension and Additional balcony to side elevation. Sherwood House Chapel Close Hilton Huntingdon PE28 9NS

The Planning Committee recommend this application for refusal due to concerns that the proposed balcony on top of the proposed single storey extension directly overlooks neighbours property.

However the Planning Committee like the ground floor extension and were happy with the balcony to the existing west side.

P.B prop, K.D 2nd, all Cllrs were in favour.

3.4 APPLICATION REF. 18/00058/S73 Variation of condition 3 of application 1201078FUL - Amend upper limit of dogs in the daycare from 15 to 50 Barkley Grange New Farm Potton Road Hilton Huntingdon PE28 9NQ

The Planning Committee recommend this application for refusal as the Planning committee still has concerns regarding the issue of traffic and the impact on road safety. Our previous suggestion to consult with Cambridge County Council about the road does not appear to have been acted upon. An increase from 15 – 50 dogs per day is too high. If the business is expanding the PC would like the increase to be gradual so the impact on road safety can be assessed.

P.B prop, W.W 2nd, all Cllrs were in favour.

4. Closure of Meeting

Meeting was closed at 20.58

Signed.....Date.....

