

**Minutes of Spaldwick Parish Council extra Meeting held at 8 pm  
Thursday 12 February 2015 in the Community Room at Spaldwick Primary School**

**Present:** Cllrs Rice (Chairman, presiding), Johnson and Wakefield, and the Clerk (Mr D Stowell).

1. **Reason for Meeting** – the deadline for comments on planning application 1402233FUL was before the date of the next scheduled ordinary meeting and no extension was possible.
2. **Apologies for absence** were received from Cllrs Jackson-Rimmer, Leach, Plummer and Smith.
3. **Declarations of Interest** - none
4. **Public Open Forum** - not required, no members of the public present.

**5. Planning applications**

**To consider new application**

**1402233FUL**, two storey side extension and single storey rear extension, 1 Pound Close

This application replaces 1400903FUL which was refused by HDC last August on the grounds that its siting, scale and design would result in an incongruous addition which would be dominant within the street scene and detrimental to the character and appearance of the dwelling and the wider Conservation Area.

**The following proposal made under the permitted development rights rules was noted.**

**15/00081/EXTDET**, Extension to rear of garage (extends beyond rear wall of original dwelling by 6.8 m, maximum 4 m height, 2.7m to eaves) | Coton Barn Farmhouse.

A previous application 1401231FUL was refused by HDC in October for the following reasons: The proposed hipped roof annexe extension would fail to respect the strong gable features of the existing house and garage, and would appear as a squat, incongruous addition. The increase in mass and excessive footprint would significantly change the form and scale of the dwelling, and its positioning onto a more open and undeveloped part of the site would make it unduly prominent when viewed from open fields to the south. The extension would have a harmful and unacceptable impact on the scale and character of the existing dwelling and the appearance of the rural area.

There appears to be no mention in the new documents that in converting the existing garage to living accommodation two dormer windows and one roof light have been added on the south facing garage roof. Whilst these do not result in overlooking a neighbour's property, the Planning Officer is checking whether this is acceptable under the Permitted Development rules.

**The clerk's responses to the following applications were noted. These were submitted after consultation with members as delegated to him at the last meeting.**

**1402064FUL & 1402065LBC**, Removal of window from 1980s kitchen extension and replace with French doors. Insert wood burning stove and replacement of window and door to garden studio, King's Croft, 16 High Street.

Spaldwick Parish Council recommends approval because the proposals will help to maintain the listed building in a good state of repair without adversely affecting any features of architectural or historic interest, and will not adversely affect the character or appearance of the Conservation Area.

**6. Huntingdonshire Local Plan to 2036**

It was noted that the draft plan is currently open to consultation by a targeted group of organisations including parish councils. It is available on the News section of the Parish Council website. Time will be allocated on the Agenda of the February 26th meeting for any matters of concern to be considered. Members of the Public have been invited to raise any points in the Public Open Forum or by contacting the Clerk in advance of the meeting. A

paper copy of the document is available for viewing from the Clerk, by prior appointment. The closing date for receipt of comments from this targeted group is 20 March 2015. The Chairman and Clerk attended a meeting of the consultees on 2 February and will be able to answer any questions about the procedure.

**7. Development Consent Order for the A14 Cambridge to Huntingdon Improvement Scheme – Planning Inspectorate Reference: TR010018**

**To note** that the application form and its accompanying documents, plans and maps is available to view through the Planning Inspectorate's website

<http://infrastructure.planningportal.gov.uk/projects/eastern/a14>.

They will also be available until 12 March at a number of locations including Huntingdon Library and Brampton Memorial Hall (see parish notice boards for the opening times).

The Clerk also has the documentation on CD which can be borrowed on request.

The Planning Inspectorate's closing date for the receipt of representations is 12 March 2015.

Time will be allocated on the Agenda of the February 26th meeting for any matters of concern to be considered.

**8. Development by Buffaload at Ellington**

To note receipt of a verbal report that, as a result of the car park on this site being extended on the banks of the Ellington Brook, the channel width has been reduced, possibly increasing the risk of flooding further upstream e.g. Spaldwick

**9. Any other business**

**10. Date of next ordinary meeting**

Thursday 26 February 2015