

**DRAFT - MINUTES OF THE COLNE PARISH COUNCIL EXTRAORDINARY MEETING
HELD AT THE VILLAGE HALL ON TUESDAY 10TH AUGUST 2021 AT 7.30PM**

Present: Cllr D. Parsons (Chair), Cllr K. Fergus, Cllr M. Day, Cllr G. Prangnell, Cllr C. Pomfret, Cllr A. O'Brien, Cllr CA. Pomfret and Cllr H. Heylen.

In attendance: 0

1.00	Apologies.	Action
1.01	Cllr Daniels (Holiday).	
2.00	To receive declarations of interest in accordance with the Council's Code of Conduct.	
2.01	Cllr Cheryl Pomfret declared an interest in item 4.03.	
3.00	Open Forum 10 minutes for the public to comment on the items on this Agenda.	
3.01	No public present.	
4.00	Planning	
4.01	Application 21/01572/S73 – Anderson Skip and Plant, Earith Road Colne, Brook Farm.- Variation of Condition 2 (plans) to 19/01661/FUL for Alterations to the external elevations and internal layout of plots 6 & 7 and site layout Council Recommended Approval - All in favour. Councils Comments – the changes will not impact the appearance of the development. Maintaining sufficient room for vehicles to turn between plots 6 & 7 and with an improved turning area for the bin lorries.	
4.02	Application 21/00842/FUL – Land Adjacent Orchard View, Earith Road, AMENDMENT – Chalet bungalow – Revised plans have been received which reflect a reduction in the ridge height of the proposed dwelling and makes alterations to the proposed first floor fenestration to the rear. Council Recommended Refusal - All against. Councils Comments – This application contravenes policy LP12, which states:	

Design Implementation - successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape.

The proposed development, inclusive of garage, overpowers the size of plot and the neighbours dwelling.

Streets and spaces shaped by buildings - creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas.

The proposed development, the scale and location of the development would result in an over-dominant and intrusive feature in the street scene which would adversely affect the visual character and appearance of the site and the locality in general.

- 4.03 **Application 21/01461/FUL – The Old Piggery, Bluntisham Road, Colne –**
Demolition of existing barn and erection of new dwelling.

Cllr Cheryl Pomfret abstained from voting as a near neighbour.

Council Recommended Approval – 6 in Favour, 1 Against.

Councils Comments – the slight changes to roof line in this application does not affect the streetscene from the previous application that was approved by the Council. However, the application is not clear as to where the refuse bins would be put out for collection, Howgate Grove or Bluntisham Road.

- 4.04 **Application 21/01766/TREE – The Retreat, High Street, Colne** - T1 is a yew tree we want to reduce it by 1.5m reason is to keep the tree off the power lines and off the road (reduction back to where it was done last time) G1 is 2-3 yew trees that we want to reduce the Height of them by 1.5 meters back to where they was done before reason is because they take the light out of the house T2 is a yew tree we want to reduce the tree back to where it was done before 1.5-2 metres reason for this is the tree is getting to close to the house and taking the light.

This application was received too late to be added to the agenda. Planning would like Council's observations asap.

The Chairman proposed that the application should be agreed, as the reducing of the height of these trees has been completed several times previously and always agreed by Council, the last time was in 2012.

Council Recommended Approval - All in favour.

Councils Comments – Council have approved previous applications regarding the reduction of these Yew trees and see no reason not to approve this application.

4.05 **Application 21/01222/OUT - Land Adjacent the Nurseries, Earith Road, Colne** - Outline Planning Application (All Matters Reserved Except Mean of Access) for the Erection of up to 4no. Self- and Custom-build Dwelling houses.

The Clerk received a letter from planning, stating that they required a quick response from Council on the above application. The letter and detailed 8 page report received from the DMO, in objection of this application, was sent to Councillors prior to the meeting.

Below is a summary of the DMO report:

Huntingdonshire District Council can demonstrate a five-year housing land supply and successful Housing Delivery Test results. This means that the 'tilted-balance' / presumption in favour of sustainable development or sanctions, such as an action plan or 20% buffer to the five-year housing do not apply. Huntingdonshire's Local Plan to 2036 therefore takes primacy in the determination of the application.

In addition, the Council can successfully demonstrate that it is meeting its requirements as set out in legislation and National Planning Practice Guidance to give suitable development permissions for custom and self-build plots established by reference to the number of entries added to the authority's register during the required base periods.

The Council can also demonstrate that there are suitable policies in place through its development plan to facilitate custom and self-build housing meaning that they not only have exceeded the baseline targets but provided substantial permissions over and above the legal or national guidance requirements.

The principle of development is not considered appropriate and is contrary to Huntingdonshire's Local Plan to 2036 and its strategic and non-strategic policies including but not limited to LP2 Strategy for Development, LP10 The Countryside, LP 31 Trees, Woodland, Hedges and Hedgerows. The proposed development site is outside the Built-up Area of Colne and is identified as a UK Priority Habitat in the Huntingdonshire Tree Strategy 2020-2030 and a site of landscape importance within the Fen Margins in the Huntingdonshire Landscape and Townscape SPD 2007.

Councils Comments – In view of the extensive information provided by the DMO case officer on the 9th August 2021, in opposition to the planning application, Council would not be able to provide substantial supportive policies in favour to justify our position on the application. Therefore, Councillors recommend retraction of their approval for this application, which was submitted to planning on the 30th June 2021.

5.00 Village Pump Refurbishment.

- 5.01 The Clerk has sought two more quotes for the refurbishment of the village pump.
- July 2021 - Lawrence Smith Joinery, Harding Way, St. Ives – £1610+VAT, to be refurbished out of hard wood.
 - July 2021 - MRJ Joinery, The Heath, Somersham Road, Woodhurst – £1382+VAT, to be refurbished out of Accoya timber, which has an estimated life span of 50 years.
 - August 2021 - J. Dear Carpentry, Pennway, Somersham - £1414.00+VAT, using Accoya Timber
 - August 2021 - Habitat Joinery, Somersham - £1400 no VAT, using Accoya timber

After discussing all the quotes received, Cllr Fergus proposed Habitat should be given the job, seconded by Cllr O'Brien and agreed unanimously. Clerk to contact Habitat and obtain a lead time for the refurbishment of the box.

KP

6.00 Date of the Next Ordinary Meeting – 28th September 2021.

7.00 Close of Meeting.

7.01 The Chairman closed the meeting at 8.15pm.

Chairman's
Signature.....

Min – 10th August 2021

Date.....

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