

TYDD ST GILES PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Tydd St Giles Parish Council
held remotely on Tuesday 15th December 2020.

Present - Cllr T Doyle (Chairman), Cllr C Brooks, Cllr M Carter, Cllr G Mathias, D Gibbs
(Clerk)

Apologies for Absence - Cllr H Hillam

003/20 Planning Applications

- a) F/YR20/1105/F - Erect 4 x dwellings (3-storey 6-bed) involving the formation of 2 x new accesses - Land West of Greenacres, Hannath Road, Tydd Gote.

Members considered this application and resolved to offer the following objection:-
This application is similar in all respects to the previous application submitted for this site under reference F/YR13/0445/F, which was refused planning permission in August 2013; a decision supported by the Planning Inspectorate in July of the following year. It represents an unsustainable incursion into open countryside, contrary to policy LP3 of the Fenland Local Plan. The proposed development would result in a loss of Grade 1 arable land. It is situated on a single track road with no footway or passing places, with similar roads in the vicinity of the site. There is no access to local amenities or public transport, so the development would result in a significant increase in car journeys on Hannath Road. If granted, this development would be quoted to support numerous similar sites in Tydd St Giles and the Parish Council seeks to ensure that all future development takes place in the most sustainable locations available.

- b) F/YR20/1211/F - Erect a 6-bed 3-storey dwelling with garage and temporary siting of a mobile home during construction - Plot 1, Land West of Magnolia Cottage, Kirkgate, Tydd St Giles

See comments below.

- c) F/YR20/1212/F - Erect 2 x 2-storey 4-bed dwellings with garages - Plots 2 and 3, Land West of Magnolia Cottage, Kirkgate, Tydd St Giles

Members considered these applications, which form parts of a single site, and resolved to object to both, for the following reasons:-

An outline application was submitted for this site in 2018 under reference F/YR18/0841/O. The Parish Council objected to this application due to the harm it would cause to an area of ecological importance as one of the last remaining tree-lined paddocks in Kirkgate. The proposal to create 4 vehicular access points would have resulted in the removal of much of the ancient hedgerow fronting the site, contrary to policies LP16 and LP19. The application was refused, predominantly for these reasons. The applicant appealed the decision and the Inspector decided that these vital ecological features could be protected by the imposition of specific conditions, thereby enabling the appeal to be upheld. Those conditions include the following:-

“The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Flood Risk Assessment (FRA) (ref: GCB/Swann Edwards, dated: February 2018), Drawing numbers SE-926-01 and SE-926-20 Rev A (in so far as it relates to means of access for the development).”

“Except where directly affected by the approved access, the existing hedge along the northern boundary of the site shall not be uprooted or removed and shall not be reduced below a minimum height of 3 metres and shall be retained in perpetuity thereafter.”

SE-926-20 Rev A shows a single point of access to the proposed properties and the retention of the remainder of the ancient hedgerow. The applicant has ignored this condition and reverted to the original plan for four vehicular accesses, resulting in the removal of a large part of the hedgerow and the destruction of an important wildlife corridor. The Parish Council wholeheartedly supports the views expressed previously by the District Council and the Planning Inspectorate that this proposal, in its current form, should not be granted planning permission.

The meeting closed at 8.00pm