

TYDD ST GILES PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Tydd St Giles Parish Council held in the Community Centre on Thursday 24th February 2022

Present - Cllr T Doyle (Chairman), Cllr C Brooks, Cllr M Carter, Cllr B Luck, Cllr G Mathias, Cllr A Renshaw, D Gibbs (Clerk), A Drew, A Helme, W Helme, A John, P John, M Jupp, J Page, S Page, B Tansley, H Tansley (Parishioners)

029/21 Apologies for Absence

Cllr K Malin

030/21 Planning Applications

F/YR22/0090/F - Erect 2-storey side and single-storey front and rear extensions to existing dwelling, detached garage and detached annexe to rear - 12 Newgate Road, Tydd St Giles

Cllr Mathias advised members that he had agreed to speak on behalf of a neighbour of this property. He declared a non-pecuniary interest and did not vote on this matter.

Members of the public spoke for and against this application.

Members considered the information submitted. They expressed concern regarding the scale of the proposed development. Although other properties in Newgate Road have been extended, all have retained the original line so, in this regard, the proposal is out of keeping with its surroundings. The applicant has not provided any evidence of need for the proposed annexe or explanation of its positioning at the extreme end of the garden.

Members resolved not to support the application.

F/YR22/0131/O - Erect up to 2no dwellings (outline with all matters reserved) - Land West of Pitt Cottage, Fold Lane, Tydd St Giles

Members of the public spoke against this application.

Members considered the information submitted. The unusual shape of the site and limited access from Fold Lane make development difficult. Although this is an outline application with all matters reserved, the extra detail provided highlights a number of issues. The design and access statement draws on elements of the appeal relating to F/YR07/0558/O, which related to the whole site, not the periphery of it, so carries no weight in respect of the current application. The indicative random alignment of the proposed properties is at odds with all the surrounding linear development and the established building line. The site access shown on the plans belongs to a third party and does not form part of the development site. The site boundary along Fold Lane conflicts with the Definitive Map of Cambridgeshire, which shows a strip of highway land alongside the road. The proposed fence along the Kirkgate boundary follows the line of a piped surface water drain, as indicated by the inspection cover in the north western corner of the site. It would not be possible to place a fence along this line. Fold Lane is a single track road with no passing or turning place, unsuitable for further development.

Construction traffic would have to reverse onto Kirkgate or reverse into Fold Lane on arrival. These issues would be common to any application to build two dwellings on this site.

Members resolved not to support this application.

F/YR22/0142/F - Erect 1 dwelling (2-storey 4-bed) with integral garage - Plot 2 Land East of Tindall Mill, Kirkgate, Tydd St Giles

Members considered this application. They noted that permission has previously been granted for the development of this site and considered the revised proposal to be an acceptable alternative to the previous applications.

Members resolved to offer no objection.

031/21 Update on Recent Planning Applications

F/YR21/1147/VOC at Tydd St Giles Golf and Leisure Centre, Kirkgate (lodges) is pending.

F/YR21/1204/F and F/YR21/1205/LB at Hannath Hall, Hannath Road are pending.

F/YR21/1318/F at Tydd St Giles Golf and Leisure Centre, Kirkgate (biomass) was granted with the condition requested by the Council.

F/YR21/1329/F at Windy Roost, Bythorne Bank is pending.

F/YR21/1338/F at Summer Lodge, Church Lane was granted.

F/YR21/1369/F at West Barn, Broad Drove West is going to committee with an officer recommendation for refusal.

F/YR21/1412/O at Land East of Allenby Farm, Broad Drove West was refused.

F/YR21/1422/F at Land West of Magnolia Cottage, Kirkgate was granted.

F/YR21/1427/RM at Land East of 17 Newgate Road was refused.

F/YR21/1467/F at Ivy Cottage, Kirkgate was granted.

F/YR21/1517/O at Land West of The Cottage, Sees Lane has been called in by Cllr Seaton at the Council's request and is going to committee with an officer recommendation for refusal.

032/21 Other Planning Matters

The Clerk notified members of an application going before the Planning Committee of Kings Lynn and West Norfolk District Council for a 56 hectare solar farm development at Walpole Marsh, opposite Foul Anchor.