

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 November 2022

Present - Cllr T Doyle (Chairman), Cllr M Carter, Cllr B Luck, Cllr K Malin, Cllr G Mathias, D Gibbs (Clerk), 6 members of the public

034/22 Apologies for Absence

Cllr C Brooks, Cllr A Renshaw

035/22 Planning Applications

F/YR22/0935/O - Erect up to 3 x dwellings (outline application with matters committed in respect of access) - Land East of Shallon, Cats Lane, Tydd St Giles (re-consultation)

The applicant addressed the meeting to update members on highway matters. Members noted that the amended proposal to replace four dwellings with three larger dwellings failed to address and of their previous concerns, namely that the proposal represents unsustainable development in the open countryside, outside the core built form of the village, contrary to policies LP12 and LP3. Cats Lane is a tree-lined lane with sporadic development and the introduction of a substantial row of executive houses would be out of keeping with surrounding properties contrary to policy LP16 making neither a positive contribution to the local distinctiveness and character of the area, nor enhancing its local setting or improving the character of the local built environment. When refusing an appeal for a similar development in Cats Lane, the Planning Inspector described Cats Lane thus: "The presence of mature landscaping and trees, together with the significant gaps between the dwellings creates an attractive sylvan and distinctive semi-rural character to the locality. In my view, this part of Cats Lane marks a transition between the tighter grain development within the village and the open countryside beyond." Members support this view and also questioned the suitability of the proposed vehicular access on a sharp bend with restricted visibility opposite a deep watercourse. Members resolved not to support this application.

F/YR22/1264/TRTPO - Works to 1 x Oak tree covered by TPO 14/86 - The Hollies, Hannath Road, Tydd Gote

Members resolved to offer no objection.

036/22 Update on Recent Planning Applications

F/YR21/1517/O at Land West of The Cottage, Sees Lane is pending, awaiting consideration by the Planning Committee.

F/YR22/0368/F at Tydd Golf Club is pending.

F/YR22/0525/F at Kilhams Farm, Four Gotes is pending.

F/YR22/0724/F Retail development at Land South West of Sapphire Close is pending.

F/YR22/0746/O at Land East of Allenby Farm, Broad Drove West is pending.

F/YR22/0811/O at Land South of Hall Bank was refused.

F/YR22/0935/O at Land East of Shallon, Cats Lane is pending.

F/YR22/0966/O at Land North of Windy Willows, Church Lane is pending.

F/YR22/1005/VOC at Land North of Hollingworth House, Hockland Road is pending.

F/YR22/1035/F at Land South of Aayo Gurkhali, Main Road, Tydd Gote was granted.

F/YR22/1075/F at Kirbdown Chapel, Cross Drove was granted.

F/YR22/1223/VOC at Land East of Field House, Hockland Road is pending.

037/22 Other Planning Matters

None.

DRAFT