

# 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 13<sup>th</sup> October 2022

**Present** - Cllr T Doyle (Chairman), Cllr C Brooks, Cllr M Carter, Cllr B Luck, Cllr G Mathias, Cllr A Renshaw, D Gibbs (Clerk), 5 members of the public

### **029/22 Apologies for Absence**

Cllr K Malin

### **030/22 Planning Applications**

F/YR22/0811/O - Erect up to 8 x dwellings (outline application with matters committed in respect of access) - Land South of Hall Bank, Tydd St Giles (re-consultation)

Cllr Luck declared a non-pecuniary interest in this application as a resident of Hall Bank. Members noted the addition of three passing places to the plans, two of which are outside the site boundary. However the fundamental issues remain, namely that this proposed development is outside the village and of a scale and nature that would be out of keeping with its setting, as well as establishing a precedent for similar unsupported development elsewhere in the locality. Members resolved not to support the application.

F/YR22/1075/F - Erect a detached annex (single-storey 1-bed) with car port ancillary to existing dwelling, involving demolition of existing outbuildings - Kirbdown Chapel, Cross Drove, Tydd St Giles

Members considered this application and expressed concern regarding the location of the proposed annexe set well away from the main dwelling and the scale of the kitchen, suggesting that this has the appearance of a self-contained dwelling. Members resolved not to support the application.

### **031/22 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/YR22/0090/F at 12 Newgate Road was granted.

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 was considered by the FDC Planning Committee in August but is still listed as pending.

F/YR22/0776/F Annexe at The Bungalow, Grangehill Road was granted.

F/YR22/0811/O at Land South of Hall Bank is pending.

F/YR22/0816/F at The Hollies, Middle Broad Drove was granted.

F/YR22/0855/F at Hedgerows, Kirkgate was withdrawn.

F/YR22/0870/VOC at Land East of Field House, Hockland Road was withdrawn.

F/YR22/0875/F Equestrian facility at Park Villa, Park Road was granted.

F/YR22/0906/F at Blueheron, Hockland Road was granted.

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 is pending.

### **032/22 Draft Fenland Local Plan Consultation**

The Chairman explained that Fenland District Council is preparing a new Local Plan, which will replace the 2014 Local Plan as the development policy for Fenland. The new plan is intended to cover the period to 2040, so it is important that it meets the needs of the village.

Members expressed the following concerns:-

- i The village is described as a small settlement lacking amenities.
- ii The plan does not identify any sites for new development.
- iii The proposed settlement boundary is too restrictive and does not allow for new sites to be identified.
- iv The effect of the new hinterland proposals is unclear.

The description of the village fails to recognise the significant level of facilities enjoyed by residents, particularly in relation to the Tydd Golf facilities. The absence of a village shop is a factor, however this may soon be resolved.

The plan identifies one site for future development for seven large executive houses already nearing completion north of the Coach Works, Hockland Road. No other sites have been identified.

The proposed settlement boundary follows the line of the current built settlement, both outside and inside. Scope for future development is limited to a small number of garden plots. Around 30 new properties have been built in the village in the last ten years. The draft plan acknowledges that villages need to be allowed to grow in a sustainable fashion, yet the proposals for Tydd St Giles are for no further development for 18 years. Members consider this to be detrimental to the long-term future of the village as a viable settlement.

The definition of the hinterland provisions in relation to Tydd St Giles is open to different interpretations. A firmer definition is required to provide clarity to the Council and to landowners.

Members resolved to seek a meeting with a senior planning officer to outline their concerns, propose a wider settlement boundary and seek clarification of the potential for development outside the defined area.

### **033/22 Other Planning Matters**

F/YR22/1070/SC - Screening Opinion: Installation of a solar farm - Land at Treading Field, Treading Drain, Tydd St Giles.

The Clerk advised members that an application will be submitted to install a large solar energy farm on land at the western end of the Parish. The purpose of a screening opinion application is to assess whether or not an environmental impact assessment will be required to support the planning application, when submitted. Fenland District Council has assessed the proposal and advised the applicant that no such assessment will be required.

DRAFT