

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 Wednesday 29th November 2023

Present - Cllr T Brown (Chairman), Cllr B Allen, Cllr M Carter, Cllr M Connell, Cllr K Malin, Cllr A Renshaw, Cllr L Slade, D Gibbs (Clerk), 6 members of the public

010/23 Apologies for Absence

None

011/23 Planning Applications

a) Members considered six applications and resolved as follows:-

F/YR23/0917/TRTPO - Works to 4 x Ash trees covered by TPO 4/75 - The Two J's, 5 High Broadgate, Tydd St Giles

Members considered this application and resolved to offer no objection.

F/YR23/0920/O - Erect up to 2 x dwellings (outline application with matters committed in respect of access) - Land East of Shallon, Cats Lane, Tydd St Giles

Although the number of dwellings proposed has decreased from 3 to 2, members considered this application to contain no other material change from application F/YR22/0935/O rejected earlier this year. They resolved to raise the same objections, 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.

F/YR23/0935/O - Erect 1 x dwelling (outline application with matters committed in respect of access) and the formation of an access - Land North of Greenacres, Hannath Road, Tydd Gote

Members agreed that the proposal represents unsustainable development in the open countryside, outside the core built form of the settlement of Tydd Gote, contrary to policies LP12 and LP3. The proposed dwelling 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. They resolved not to support the application.

F/YR23/0958/O - Erect up to 8 x dwellings and the formation of an access (outline application with matters committed in respect of access) - Land South of Hall Bank, Tydd St Giles

Members noted that this is a resubmission of an application submitted and refused last year under reference F/YR22/0811/O with minor amendments. They felt that the amendments fail to address the fundamental issues, namely that the proposed

development is situated outside the village and of a scale and nature that would be out of keeping with its setting, contrary to policies LP3 and LP12 of the Local Plan. Hall Bank is a single carriageway road along the edge of the Shire Drain and the access point for eight dwellings and the field behind being situated on a bend in the road would be hazardous to traffic. Whilst a footpath is shown along the front of the development, it would not be possible to connect this to existing footpaths in the village. They resolved not to support the application.

F/YR23/0970/F - Erect a hay barn for agricultural purposes - Land East of Chard House, Hockland Road, Tydd St Giles

Members considered this application and resolved to offer no objection.

F/YR23/0971/F - Installation of 20 x ground mounted solar panels - Land East of Chard House, Hockland Road, Tydd St Giles

Members considered this application and resolved to offer no objection.

b) Members considered the following planning appeal:-

F/YR22/0746/O - Erect up to 2 x dwellings (outline application with all matters reserved) - Land East of Allenby Farm, Broad Drove West, Tydd St Giles

They resolved not to submit additional comments.

012/23 Update on Recent Planning Applications

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

F/YR22/0724/F Retail development at Land South West of Sapphire Close was granted.

F/YR22/1005/VOC at Land North of Hollingworth House, Hockland Road was refused.

F/YR23/0186/TRTPO at The Gatehouse, Kirkgate was granted.

F/YR23/0264/F - at Land South East of Cherry Grove, Swallow Lane, Four Gotes was granted.

F/YR23/0280/F - at Land South of Elton House, Church Lane was granted.

F/YR23/0439/F at Land north of Sunnyside, Hockland Road was refused.

F/YR23/0465/F at Cassiobury, 25 High Broadgate was granted.

F/YR23/0520/F at Homelea, Church Lane was granted.

F/YR23/0523/F at Land East of Windy Roost, Bythorne Bank was granted.

013/23 Other Planning Matters

Members discussed whether to utilise the opportunity to present their views regarding application F/YR22/0368/F to the District Council's Planning Committee meeting when the application is under consideration. They agreed that a representative would attend the meeting to outline their objections to the proposal.

The meeting closed at 8.05pm.