

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 1st February 2024

Present - Cllr T Brown (Chairman), Cllr B Allen, Cllr M Carter, Cllr M Connell, Cllr K Malin, Cllr L Slade, D Gibbs (Clerk), 20 members of the public

014/23 Apologies for Absence

None

015/23 Planning Applications

Members considered four applications and resolved as follows:-

F/YR23/1073/F - Erect 1 x dwelling (2-storey 3-bed) and garage, involving the demolition of existing stables - Land East of Cirston House, Hockland Road, Tydd St Giles

Members considered this application. Cllr Brown declared a non-pecuniary interest in this application as an adjoining landowner and did not participate in the discussion or vote. Cllr Malin took the Chair. The applicant outlined the changes made since the previous application under reference F/YR23/0439/F to address the issues set out in the decision notice to refuse that application. Several members of the public spoke against the application, highlighting concerns regarding access and flooding.

The Members of the Council discussed the revised proposal and agreed that the changes did not amount to material considerations. Cllr Brown did not vote, Cllr Allen abstained and the remaining members resolved not to support the application.

F/YR24/0022/LB - Internal and external works to a listed building to install roof lights and make internal changes - Tindall Mill, Kirkgate, Tydd St Giles

Cllr Brown returned to the Chair. Members considered this application. They noted that the works had been largely completed and that the application was therefore retrospective in nature. They also noted that the Conservation Officer had raised no objection to the works. Members resolved to offer no objection.

F/YR24/0034/O - Erect up to 2 x dwellings and the formation of an access (outline application with matters committed in respect of access) - Land North of Windy Willows, Church Lane, Tydd St Giles

Members considered this application. They noted that the applicant has submitted three previous applications for residential development at this location, all of which were refused. This application is a resubmission of the proposal submitted under reference F/YR22/0966/O, which the Parish Council did not support. With no material change, the fundamental issues remain, namely that it is unsustainable development in the open countryside, outside the core built form of the village, contrary to policies LP12 and LP3. The proposed development would be out of keeping with surrounding properties and therefore harmful to the character of the locality. Cllr Allen abstained and the remaining members resolved not to support the application.

F/YR24/0059/F - Erect a single-storey building and change of use of land for domestic purposes (retrospective) - Land South of Magnolia Cottage, Kirkgate, Tydd St Giles

Members considered this application but agreed that further information was required in order for them to determine the impact of the proposed development.

016/23 Update on Recent Planning Applications

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

F/YR23/0917/TRTPO at 5 High Broadgate was granted.

F/YR23/0920/O at Land East of Shallon, Cats Lane was refused by the Planning Committee then withdrawn by the applicant.

F/YR23/0935/O at Land North of Greenacres, Hannath Road is pending.

F/YR23/0958/O at Land South of Hall Bank is pending.

F/YR23/0970/F at Chard House, Hockland Road was granted.

F/YR23/0971/F at Chard House, Hockland Road was granted.

017/23 Other Planning Matters

National Grid Consultation. The public consultation in the Community Centre on 31st January was well supported. The deadline for comments is 13th March. The proposed distribution line is required to increase the capacity of the national grid, but the fundamental issue is whether the cables could be buried underground or under the sea. Whilst the costs of doing so are described as prohibitive, evidence of the comparative costs is not readily available. Members delegated the responsibility for submitting the Council's comments to the Chairman and Clerk.

The meeting closed at 8.15pm.