

TYDD ST GILES PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Tydd St Giles Parish Council held in Newton Village Hall on Monday 22nd December 2025

Present - Cllr T Brown (Chairman), Cllr B Allen, Cllr M Carter, Cllr M Connell, Cllr K Malin, D Gibbs (Clerk), 5 members of the public

005/25 Apologies for Absence

Cllr G Clifton

006/25 Planning Applications

Members considered seven applications and resolved as follows:-

- a) F/YR25/0883/F - Conversion of existing barns to 1 x self-build/custom build dwelling and the formation of an access - Barns North East of Park House, Park Road, Tydd St Giles
- b) F/YR25/0884/LB - Internal and external works to a curtilage listed building to enable the conversion of existing barns to 1 x dwelling - Barns North East of Park House, Park Road, Tydd St Giles
- c) F/YR25/0894/F - Erect a garage/workshop in the north garden and 1.8m high gates to front boundary of existing dwelling, and relocation of oil tank - Park House, Park Road, Tydd St Giles

Members considered the three applications relating to Park House together. They noted the comments submitted by the Conservation Officer with regard to a more sympathetic approach involving greater retention of the original features of the barns. Members resolved to offer no objection to the principle of conversion of the barns and the construction of a replacement garage but to note their support for the Conservation Officer's response.

- d) F/YR25/0887/VOC - Variation of conditions 4 (access, parking and turning areas), 5 (visibility splays) and 6 (list of approved drawings) relating to planning permission F/YR22/1035/F (Erect 2 x dwellings (2-storey, 4-bed) and change of use of land to form additional car park at Aayo Gurkhali) - change of car park materials - Land South of Aayo Gurkhali, Main Road, Tydd Gote

Members discussed the proposed change of car park materials. They noted that the area in question was previously a tarmac car park for the former public house. They expressed concern that replacing this with a gravel surface would increase the risk of gravel being carried onto the A1101 at a known accident blackspot. Members resolved to object to the proposed change.

- e) F/YR25/0902/VOC - Variation of conditions 2 (materials) and 5 (list of approved drawings) of planning permission F/YR25/0155/F (Erection of first floor side extension, single-storey rear extension, installation of bay window to front, and external alterations) - change to approved materials - Pretoria House, Church Lane, Tydd St Giles

Members considered the proposed alterations, which they agreed were limited in nature and would enhance the overall appearance. They resolved to offer no objection.

- f) F/YR25/0941/TRTPO - Works to 4 x Beech Trees covered by TPO 04/1970 - Beechwood Farm, Grangehill Road, Tydd St Giles

Members noted the proposed works which they consider will be beneficial to both the homeowner and to passing traffic.

- g) F/YR25/0947/PIP - Permission in Principle for up to 9 x dwellings - Land North of Coopers Farm, Church Lane, Tydd St Giles

The Parish Council considered this application at their meeting on 22 December 2025.

They noted that this site was subject to a previous planning application in 2013 (for only 3 dwellings as opposed to the 9 now applied for) but this was rejected by both the Parish Council and Fenland District Council. In rejecting the application the Planning Officer commented:

“The site lies beyond the established settlement of Tydd St Giles and is currently used for agricultural purposes. The areas to the north and east of the site consist of a built up residential frontage and are clearly separated from the site by the highways. In contrast the land to the immediate south and west of the site is undoubtedly open countryside. It is considered that the principle of residential development would not be appropriate in this location. The site has all the characteristics of open countryside and as such the proposal cannot be considered as infill development.”

Whilst a new Local Plan 2014 was subsequently approved members were not persuaded that this represents a material change in planning circumstances as the requirements of the new Local Plan, as they relate to this PIP application, do not differ materially from the Local Plan in force when the previous planning application was considered in 2013.

Nonetheless, members assessed the current application against the current Local Plan and determined that it fails to comply with the Local Plan in several respects.

Policy LP3 defines TSG as a small village where normally only very limited development is permitted and this is limited to residential infilling. Nine houses is not considered to represent ‘very limited development’ and certainly does not represent infilling as there are no houses on the south side of Newgate Road to infill between.

Policy LP12 (Part A (a)) restates the requirement that in small villages such as TSG only infill sites will normally be considered favourably. LP12 requires that new development should not harm the wide open character of the countryside - Newgate road is the boundary between the village and the open countryside so the site effectively sits in the countryside and would thus cause harm to it. LP12 (Part A(i)) further requires that the development should not result in the loss of high grade agricultural land, or if so comprehensive evidence should be provided to justify the loss. This isn’t even mentioned in the planning application although the site is

according to the Natural England land classification maps Grade 1 agricultural land, the highest rating, and so the application is again non-compliant.

The Parish Council recognises that the 2014 Local Plan is now 11 years old and due for review (and indeed was being reviewed until very recently when Fenland decided to restart the review process afresh - although members noted that there was nothing in the draft new local plan that would have materially changed the assessment of this application as it reinforced that the south side of Newgate Road is outside of the boundary of the village). But in any case the 2014 Local Plan remains the basis for assessing planning applications.

Members further noted that, as part of the 'call for sites process' for the recently halted review of the Local Plan, the area south of Newgate Road (including the PIP application site) was put forward for consideration and roundly rejected by planners as a suitable site for development. The assessment of the site stated that "The proposal is incompatible with national planning policies for managing flood risk, 78% of the site is located within Flood Zone 3. In addition, development would have an adverse impact on the openness of the countryside and substantially change the character of the village." The Parish Council agrees with this assessment.

Members unanimously resolved to object to the application.

007/25 Update on Recent Planning Applications

F/YR25/0495/F at Poplar Tree Farm, Cross Drove is pending

F/YR25/0596/RM at Land North of Greenacres, Hannath Road was approved

F/YR25/0641/CERTLU at Crane Cottage, Cross Drove was refused

F/YR25/0666/F at Willowdene, 67 High Broadgate was granted

F/YR25/0676/O at Land West of Summer Lodge, Church Lane, was refused

F/YR25/0758/F the solar farm at Land North West of Treading Bank was refused

F/YR25/0783/VOC at Land South of Aayo Gurkhali, Main Road, Tydd Gote was granted

008/25 Other Planning Matters

The Clerk advised Members that an application had been submitted relating to a site close to the border between the parishes of Tydd St Giles and Newton-in-the-Isle. Members were invited to view the following application on the District Council's planning portal:-

F/YR25/0945/F - Change of use of land to 5 x gypsy traveller's plots involving the siting of 5 x mobile homes, erection of 5 dayrooms, and the formation of an access - Land North of 486 High Road, Newton-in-the-Isle

The meeting closed at 8.05pm.