

Minutes of the Extra-ordinary Meeting of Woodwalton Parish Council held on 9th February 2017, 7.30pm

Present: Cllrs Peck (Chairman), Pinder, Gilbert, Lee and the Clerk Members of the public: 2 County Cllr Tew Guest: Andrew Cundy, Huntingdonshire District Council, Manager for Planning Key: PC Parish Council HDC Huntingdonshire District Council CCC Cambridgeshire District Council		
1	Chairman's Welcome	
2	To receive apologies and reasons for absence	Cllr Rodford sent his apologies and these were accepted.
3	Members Declarations of Pecuniary Interest relating to matters on the agenda	None.
4	Public and press participation session with respect to items on the agenda	<p>A resident, who identified herself as the applicant of the planning application under discussion, addressed the PC and referred to the Parish Council minutes of the 30th November 2016, agenda item 14 and minutes of 29th July 2015, agenda item 9.</p> <ul style="list-style-type: none"> - The applicant advised that, when they purchased the land, CCC Highways had confirmed on the official land enquiries that the land was not Highway and that all rights belonged to the applicants. This was also confirmed on two further, separate, occasions. However, in 2015, CCC declared that, although the applicants held full land title, CCC had discovered historic maps that they stated indicated that historic highway rights existed on part of the verge and that mistakes had been made on the official searches. It was also stated, by CCC, that although Highway rights exist, the applicants hold full title of ownership of the land. Following a site visit and mapping out of the land to clarify the Highway boundaries by the Highway Assets Team, CCC decided it would be appropriate to offer and support an application for a stopping up order to all but 1.2m of the land, with highway rights. The retained area of 1.2m is the minimum amount required for safety. The applicants agreed to this resolution, offered by CCC, as they felt it resulted in a mutually acceptable solution to both parties. - The applicant stated that she would be applying for the stopping up order with the full support of CCC and the route of the stopping up order was the simplest and most economic route forward, following the error made by CCC over the land ownership. - The applicant offered that the paved footpath across the road from Hove House was safer for pedestrians than it was to walk on the verge outside Hove House. - The applicant referred to the PC's concern that approval of this planning application would set a precedent

Signed..... Dated.....

		<p>throughout the village. The applicant stated that a stopping up order cannot set a precedent.</p> <ul style="list-style-type: none"> - The applicant queried the PC's concern for future statutory undertakers to carry out works and stated that, if essential works were needed, to any private property where consent is unreasonably withheld by any landowners, statutory undertakers have the power to apply to the Secretary of State for a Necessary Wayleave (Compulsory Wayleave). - The applicant offered that, if the planning application goes ahead, she would be happy to discuss with the PC, the PC owned lamppost. She referred to The List of Criteria and the reference to the risk assessment report that the PC required. The applicant suggested that the installers of the new light would carry out a risk assessment which would be approved by CCC, if the new lamppost were sited on highways land. The applicant added that, as the lamppost does not block access, it may be possible to leave the light where it is, subject to clear and safe visibility onto New Road. - The applicant, again, referred to the List of Criteria and suggested that the points regarding lamppost providers and consulting neighbours be reconsidered by the PC. - The applicant stated that the hedging that may have blocked access has been removed. - Lastly, the applicant requested that it be minuted that she and her husband had previously offered to pay for the removal and disconnection of the lamppost and she was disappointed that this had not been minuted, at the time. Andrew Cundy, attending the meeting at the PC's request, addressed the PC and confirmed that the planning application and the future stopping up order, were two separate matters and should be considered accordingly.
5	<p>Planning Application ref: 16/02393/FUL Erection of a detached house Land at Hove House, New Road, Woodwalton PC to discuss the amended site layout</p>	<p>After hearing from the applicant and considering the matter in full, the PC, unanimously, agreed to recommend APPROVAL of this planning application with the understanding that the PC will be consulted again regarding the lamppost, when the application for a stopping up order commences.</p>
	The meeting ended at 8.15pm	

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