

**MINUTES OF THE PLANNING COMMITTEE OF HILTON PARISH COUNCIL MEETING HELD ON MONDAY 11 DECEMBER 2013 IN THE VILLAGE HALL**

**Present:** G Barradell (Chairman), A Goodridge and W Wilson

**In Attendance:** Five parishioners

**1. To note Apologies for Absence**

Cllrs P Balicki and K Dunk

**2. Declarations of Interest**

No declarations of interest declared

**3. Planning Application 1301676FUL- Erection of a three bedroom dwelling with access Land North East of 7 Church Lane, Hilton**

The meeting was opened to allow parishioners to discuss the Application. All of the parishioners present bordered the Application land, owned adjoining properties or lived in close proximity to it.

Many concerns were expressed about the proposed development and these are summarised below:

- Not in keeping with surrounding properties
- The land falls within a conservation area
- Vehicular access to the property is currently not possible
- Overlooking neighbouring gardens
- The only parking available is on street parking and is currently often congested
- Access is limited and therefore the safety of the build process was questioned
- No 7 Church Lane has a covenant with Huntingdon Housing Partnership limiting future development
- The site was previously part of the garden of No7 until 2009.
- Due to its dormant use, the site contains trees and wildlife
- The heritage statement supplied with the Application contained inaccuracies

The meeting was closed and the councillors discussed the Application. The plot is of a size that could support a dwelling and a mixture of dwelling sizes is to be welcomed. However the Application documents contained too many inaccuracies and omissions for council to recommend Approval.

The application was recommended for refusal on the following grounds:

- No street scene drawing to include the dwelling within the neighbouring properties
- The land is within a conservation area
- Vehicle access is not currently possible to the site
- No additional parking will be provided, only limited on-street parking is available
- The plot has lain idle for some time and therefore the bio-diversity is unknown.

Additional comments were added, though not strictly planning issues:

- a. PC would like assurances on the safe build, considering the site's close proximity to pedestrian routes and the current lack of vehicle access
- b. The existing covenant with No7 Church Lane and the former Huntingdon Housing Partnership was advised as this may be of interest to HDC planners.

This was proposed by WW, seconded by AG and carried

**4. Closure of Meeting**

The meeting closed at 8.15pm

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