

**GLATTON PARISH COUNCIL**  
**MINUTES**  
**DEVELOPMENT PLANNING CONSULTATION**  
**HELD ON 13<sup>th</sup> MAY 2022**

Present:

Carl Stretton (CS) Chairman

Mandy Allen (MA)

Rosie Juniper (RJ)

Lee Juniper (LJ)

Andrew Peck (AP)

1. Apologies

There are no apologies

2. Declaration of Interest

No interests to declare

3. Planning Application ref 22/00715/HHFUL- Single and double storey rear extension incorporating a balcony/terrace 4 Roundhills View Glatton Huntingdon PE28 5RB and

Planning Application ref 22/00718/HHFUL - Single and double storey rear extension incorporating a balcony/terrace 4 Roundhills View Glatton Huntingdon PE28 5RB

These two applications are essentially the same, a rear extension at 4, Roundhills. The difference between the two being that 22/00715 is a single storey extension and 22/00718 is a double storey extension.

The front aspect of the property remains unchanged. There are no overlooking or loss of privacy issues. Therefore, the council recommend approval of both applications.

4. Planning Application 22/00524/FUL - Planning Statement relating to the proposed erection of a single self-build dwelling, access improvements and ecological enhancements. Land East Of 27 Infield Road Glatton

This is the same application as a previous application 21/02031/FUL which was refused by Huntingdon District Council on 19<sup>th</sup> November 2021.

1. National Plan and Policy Framework – Huntingdonshire Local Plan 2036.

*APJ*

The planning statement by Planning Direct states that this property would become part of an existing cluster however this is not the case. The proposed development is on the edge of an existing cluster. The street scene produce remains totally unrepresentative. Neither

property ay 29 and 31 Infield Road can be viewed from the road and there are no chimney pots on 27 Infield Road.

## 2. Flood Risk

This remains the highest concern of the council. Planning Direct state that the property is to be built totally in flood zone 1 and that the sequential test is not applicable. It is known from local evidence that that whole of this property including the Highway have been flooded as recently as December 2020. Nothing has changed and it is inevitable that during any period of heavy rainfall the area will flood again. Any building on this piece of land will reduce the ability of the land to act as a natural flood plain and increase the vulnerability of the village of Glatton down stream of this piece of land to flooding.

## 3. Highway Safety

As stated in the previous material reasons for refusal highway safety remains a concern.

The council recommends refusal of this application based on the material planning reasons listed in order of importance:

1. Flooding
2. Breach of National Policy Framework and Huntingdonshire Local Plan
3. Highway Safety

*CMX*

Meeting Closed at 8.10pm

*CMX*