

# **YELLING PARISH COUNCIL**

## **Minutes of the Meeting of the Parish Council held on 8<sup>th</sup> November 2022 in the Village Hall at 7.30 p.m.**

### **Minute Ref.**

22.117 Apologies for absence:

Mr J. Peal, Mr T. Race.

Mr R. West, District Councillor, Mr S. Ferguson, County Councillor.

22.117.1 Present:

Miss K. Davies (Chair), Mr A. Fusco (Vice-chairman), Mrs S. Ascroft, Mr C. Griffith and Mr G. Reilly-Lloyd.

22.118 Declarations of interest:

Mr Fusco advised that as he might be considered to have a Non-Registerable Interest as set out in Appendix B to the Code of Conduct in respect of Agenda Item 6, as a prudent measure he would not participate in any discussion or vote of that item.

22.119 Agenda Item 3: Public Open Forum

No parishioners present.

22.120 Agenda Item 4: Verbal reports from County and District Councillors (if in attendance)

Not applicable.

22.121 Agenda Item 5: Planning application 22/02120/HHFUL - 10 Bridle End

The Chair confirmed that the members of the Council had had the opportunity to review the documentation associated with this application for the demolition of an existing single storey rear extension and construction of two two storey rear extensions and single storey side and rear extensions

After discussion, It was proposed by Mr Griffith, seconded by Mr Reilly Lloyd and carried unanimously to recommend approval as the proposed alterations:

- (i) will not materially change the view of the property from the public

- highway and, hence, have no impact to the setting of the grade II listed property, Home Farmhouse, located opposite the site;
- (ii) the rear two storey extensions may have some limited impact to the setting of the adjacent grade II listed property, Brook Farmhouse but any negative issues are considered minimal and acceptable given the condition and age of the existing single storey extension they are to replace;
- (iii) the proposed new construction is considered sympathetic in design and intended use of materials with the surrounding properties but will benefit from modern standards for energy efficiency;
- (iv) it does not appear to be create any significant impact to residential amenity neighbouring properties nor to the Yelling Conservation Area generally;
- (v) there do not appear to be any other material considerations to suggest that the proposal is unacceptable.

22.122     Agenda Item 6: Planning application 22/01760/HHFUL - 5 Thatchers Close

The Chair confirmed that the members of the Council had had the opportunity to review the documentation associated with this application for the demolition of a conservatory and erection of a replacement single storey rear extension.

After discussion, It was proposed by Mrs Ascroft, seconded by Mr Reilly Lloyd and carried unanimously, (Mr Fusco not participating), to recommend approval as:

- (a) the proposed extension is largely similar in both elevation and footprint to the conservatory it is to replace;
- (b) there are no changes to the front aspect of the property to Thatchers Close;
- (c) the changes to the rear aspect of the property are largely consistent with the view of the existing conservatory;
- (d) the proposed alterations are not considered to create any material negative impacts to:
  - (i) the residential amenity of neighbouring properties;
  - (ii) the setting of the grade II listed neighbouring property at 103 High Street;
  - (iii) the Yelling Conservation Area generally;
- (e) there do not appear to be any other material considerations to suggest that the proposal is unacceptable.

22.123     Agenda Item 7: Traffic management strategy plan

- (a) Toseland crossroads & resurfacing of Toseland Road between A428 and crossroads;

The works to add the red markings across the carriageway to alert

drivers travelling from/to the A428 had now been completed.

The Council was still concerned about whether these measures would materially improve road safety at the location and felt that a meeting with Cambs CC's Highways Safety Officers to discuss the concerns generally would be beneficial and should be sought at opportunity.

22.124     Agenda Item 8: Parish Council Insurance

The Clerk referred the Council to the renewal discussions at the meeting on 20<sup>th</sup> October and advised that he had now received confirmation from Zurich Municipal that the policy contained 'Officials Indemnity' cover for an amount equivalent to the former Royal & Sun Alliance policy.

22.125     Agenda Item 9: County broadband - Full fibre service

It was understood that although more interest had been shown by residents, County Broadband had not yet received the 25% 'in-principle' acceptances required for installation of the village wide infrastructure.

22.126     Agenda Item 21: Accounts to pay

It was proposed by Mr Griffith, seconded by Mr Reilly-Lloyd and carried unanimously that the following account be approved for payment;

- Mrs S. Ascroft            Reimb. of Tree planting costs            £389.00

22.127     Agenda Item 22: Items for future consideration - (for information only)

- Traffic statistics
- Quotations for repair of bridge and repainting of dragon's teeth at eastern village approach.

22.128     The meeting closed at 20.15.

*H. Jones*  
1/2/23