

**GLATTON PARISH COUNCIL
MINUTES OF PLANNING MEETING
HELD ON 16th MARCH 2018**

Present:

Paul Williams (PW)

Paul Cole (PC)

Stephen Smith (SS)

Carl Stretton (CS)

Neil Mundell-Phipps (NMP)

15 residents of Glatton attended the meeting

1. Apologies

No apologies

2. PARISH COUNCIL CONSULTATION –
APPLICATION REF. 18/00400/FUL

Glatton Hall Residential Home Glatton Ways Glatton
Huntingdon PE28 5RS

Demolition of existing care home and redevelopment of
the site to form a 70-bed care home

(Use Class C2) for residents requiring nursing, dementia
and residential care, along with car
parking, landscaped gardens and a separate
refuse/recycling facility.

The meeting was opened for those in attendance to raise
any matters of concern.

i) Parking -Although following the public exhibition the car parking issue has been addressed and parking spaces extended to 24 spaces to include 2 disabled spaces, the proposed car parking is still inadequate. At the current 26 bed home daily there are 10 cars are parked at the front of the home. The assumption is that these cars belong to staff at the home. The planning application suggests that staff will walk, cycle or use public transport to get to work and will not drive to work or that the staff will be people that currently live in the village. Glatton is in a rural location with very few footpaths and small rural roads and is not conducive to safe pedestrian access. The public transport is also limited and it is impossible to conceive that the shift patterns of the carers will fit in with the current available public transport. Overflow parking would inevitably be around the verges and small rural roads of Glatton and this parking would become a danger and nuisance to the residents of Glatton.

ii) Conservation Area - The proposed development is at the heart of Glatton and situated within the conservation area. The design of the building appears to be mock Georgian and appears to be in two halves and with the part of the building on the right appearing to be an extension to the main building with dormer windows having flat roofs. The proposed building is too big, ugly and overbearing and totally out of character with Glatton. A large part of the front lawn of the property is to be built on. Glatton, even though it is in a conservation area does not have a conservation assessment and so it is probably only the street view which is being conserved. The proposed building does not affect the street view and is possibly only visible from Mill Hill, and therefore not

detrimental to the conservation area. Light pollution from a large new building is also a concern in a village which does not have street lighting and therefore very little light pollution.

The current home is not fit for purpose and small nursing homes are running into debt and closing down. A brand new nursing home would bring an increase in population and work to the area. There may be a public benefit, although there are already other nursing care homes in the local area at Polebrook, Sawtry and Hampton. There is concern that if this building does not go ahead will the current home be board up and become derelict. The new owners wish the home to be an integrated part of the village and wish to accommodate the annual village fete in the grounds of the home.

iii) Loss of light and overshadowing - the proposed new building is situated closer to the left hand boundary of the site and thus near to the adjoining properties, thereby overshadowing those neighbouring properties and causing loss of light. There is space on the right hand side for the whole building to be moved and thereby having less effect on the neighbouring properties. At the public exhibition the current owners of the adjoining property were promised further artists impressions and plans, but unfortunately nothing has been forthcoming. The double gate and vehicular access to Glatton Hall at the end of the private drive will become a pedestrian access only.

3. Glatton Parish Council unanimously recommend refusal of the planning application in its current form for the following material planning reasons:

i) The building is too large and the design and appearance of the building is not in keeping with the conservation area.

ii) Parking- There is inadequate designated parking in the proposed plan. Additional traffic and the inevitable overflow parking would be dangerous around the small village of Glatton.

iii) Loss of light and overshadowing. The large building is too close to the neighbouring properties.

iv) Any public benefit is outweighed by the detrimental effect the proposed building would have on the village. There is already adequate excellent nursing care provision in the area.

4. Application to remove a leylandii tree at the pumping station – Glatton Parish Council recommend that the tree be removed.

5. Hedgehog Report - Shepreth have assessed Glatton as a suitable site to release hedgehogs. We are currently waiting for a decision on funding from the Biodiversity Partnership. PC has launched the “Glatton Hogblog” to monitor the hedgehogs.

6. LHI Bid – The funding bid to install white gates in the verges at all four entrances to Glatton has been approved.

Meeting closed at 8.50pm.

