

HARDWICK PARISH COUNCIL

I hereby give notice that as previously arranged, the Meeting of the Parish Council will be held on
Tuesday 26 September 2017 at the School at 7.00 pm

The Public and Press are cordially invited to be present. The order of business may be varied.

All members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out below.

Mr Anthony Gill, Chairman 19/09/17

AGENDA



Open Public Session including reports from the County & District Councillors

1. To approve apologies for absence
2. To consider any applications to fill the casual vacancy
3. Declaration of interests
 - 3.1 To receive declarations of interests from Cllrs on items on the agenda and details of dispensations held
 - 3.2 To receive written requests for dispensation and grant any as appropriate for items on this agenda
4. To approve the minutes of the last meeting
5. Matters arising and carried forward from the last or previous meetings for discussion/decision
 - 5.1 (5.1) Review of busway route and Park and Ride location and to consider correspondence received
 - 5.2 (5.2) Community Transport initiative – to consider correspondence and advice received and consider the next steps
 - 5.3 (6.1) Problems with low hanging trees – to consider quotations if received
 - 5.4 (July) Football Club fees update
 - 5.5 Wild Flowers – to appoint a member
6. To consider any correspondence / communications received
 - 6.1 Hardwick Scout Group – proposal that the Scout Group adopts the land to the rear of the Scout Hut and erects a small fence around it
 - 6.2 Neighbourhood Watch
 - 6.2.1 Request that the Parish Council pays for the cost of room hire for meetings and request for date of December meeting
 - 6.2.2 Suggestion that the CCTV coverage in the village be extended
 - 6.3 Hardwick Sports and Social Club:
 - 6.3.1 Request for repairs to guttering
 - 6.3.2 Request for permission for a larger container for storage of equipment
 - 6.3.3 Request that the courtyard behind the Club be used for an outdoor table tennis area
 - 6.4 Toft Lions – request permission for regular use of Recreation Ground and changing rooms
 - 6.5 CCC Invitation to bid for LHI funding 2018/19
 - 6.6 SCDC Consultation on Neighbourhood Planning Guidance
7. To consider any planning applications and decision notices and tree works applications *
 - 7.1 Planning applications
 - 7.1.1 S/3208/17/NM – 111 Limes Road – Non-material amendment of S/2237/16/FL
 - 7.2 SCDC decision notices and Planning Inspectorate Appeal Decision – to note
 - 7.3 Tree works applications
8. Members reports and items for information only unless otherwise stated
 - 8.1 New Housing Developments and Planning Obligations including report on Planning Committee meeting^(SR, AG)
 - 8.2 Report on Parish Planning Forum Meeting at SCDC on 12 September^(SR)
9. Finance, risk assessment and procedural matters
 - 9.1 To consider any quotes for urgent work required because of risk and the Clerk's use of delegated powers
 - 9.2 To receive play areas and skate park inspection reports
 - 9.3 To receive the financial report and approve the payment of bills
 - 9.4 To consider insurance quotations and whether to take a one or three year agreement
10. Closure of meeting and items for the next agenda

* NB Some planning and tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current planning application consultations on <http://plan.scambs.gov.uk/swift/g/aoas/run/wchvary/login.display>

Hardwick Parish Council meets on the fourth Tuesday in each month except December when the meeting is on the third Tuesday. Meetings are held in the School but occasionally, when the School is closed they are held in the Pavilion. Please check the notice board for the venue which is shown on the agenda for each meeting.

Mrs Gail Stoehr, Clerk to Hardwick Parish Council, 30 West Drive, Highfields Caldecote, Cambridge, CB23 7NY
Tel: 01954 210241 Email: hardwickpc@lgs-services.co.uk

CLERK REPORT TO HARDWICK PARISH COUNCIL MEETING ON 26 SEPTEMBER 2017

1. Apologies for absence – will be reported at the meeting
2. To consider any applications to fill the casual vacancy – None received at the time of writing.
3. Declaration of interests – members should declare their interests state why they have an interest, the type of interest held and if they have a dispensation state this and the extent of their dispensation i.e. to either speak or speak and vote.
4. To approve the minutes of the last meeting on 22 August 2017 (attached)
5. Matters arising and carried forward from the last or a previous meeting for discussion/decision
- 5.1 (10) Review of busway route and Park and Ride location and to consider correspondence received

Proposed at the last meeting.

Cllr Burkitt responded:

“Thank you for your letter, which I acknowledge receipt of.

Please could you kindly let your Parish Council know that:

(a) I personally acknowledged their letter;

(b) I copied it to my fellow Board members; to my Alternate; to Cllr Chamberlain as an Assembly member and your Local member; and to our CEO and Transport Director; and

(c) as regards timing, last Friday’s Assembly Agenda pack did, and next week’s Board Agenda pack will, contain some of the technical evaluations. Others will be done in 2018. The public consultation will be in Oct/Nov this year, and I very much hope that the Parish Council will respond to it, as we want to hear it’s (and everyone else’s) views.”

A resident has written:

“We have come to the debate a little late, but our concern is for the bank of mature trees that run alongside St Neots Road, which we understand is one preferred option for the new busway.

To lose them would be very sad, and radically change the environment here for all St Neots Road residents. I’m sure that even Hardwick residents that *don’t* live on St Neots Rd, probably take the pleasant bank of trees at the main entrance and exit of Hardwick for granted, and would be shocked and sad to see this whole bank of mature trees ripped out, to be replaced with a wide expanse of concrete road and busway. Any subsequent fence or landscaping would be no equivalent.

Talking to other residents, (some who’ve been here since childhood), we estimate the trees are possibly around 60 years old? Developers are usually obliged by the local authority to retain mature (native broad leaf) trees, and incorporate them into their schemes, so why doesn’t this apply to all? We fully understand the priority for improving transport and infrastructure for additional housing, however, we feel this is unnecessarily destructive to the environment, when several other options exist such as shifting the busway over to the edge of the fields at Scotland Farm.

Are the Parish council in support of saving these trees at the entrance to Hardwick?”

A resident has written:

“I am a resident of St. Neots Road, Hardwick and have lived there for the last 35 years.

I am appalled with the proposals for the Bus way besides or on the St. Neots road and the proposed park and ride sites on Chrome Lee or Long Road water tower sites, but worst of all is that our local parish council are in favor of these proposals.

It in no way shows any consideration for the quality of life for the local residents or the hardships that will follow if these plans go ahead.

I would like please to ask if you can show the video footage (that can be accessed by clicking on the link below) to the parish council, I have taken video of traffic using St. Neots road on Friday 8th September, this is so they can please try to understand our very valid reasons for objecting to all of them.

Sept 8th there were issues with road closures on the M11 and A14 because of accidents (these happen regularly).

The point I am making is that the amount of traffic that will use St. Neots road when the park and rides are sited at the above mentioned sites will increase traffic to such a level that residents on St. Neots road will no

longer be able to exit or enter their drives because of the continual stream of traffic, this is apart from the added noise and pollution we would have to contend with.

All the powers that be seem to think that people will use the 428 to access the sites and into town down Madingley road (exiting at Madingley Mulch from the 428) but that is unrealistic and anyone who currently lives in Cambourne, Bourn, Caldecote and Hardwick will use the old road to avoid any increase in traffic on the 428 (using St. Neots road as a rat run) let alone all the extra traffic that will be generated from all the new developments from St. Neots, Godmachester, Papworth, Cambourne and Hardwick itself.

Then on top of that we are expected to have the bus way/train in whatever form the so called experts decide to use along the same stretch of road, which again is impossible to imagine trying to live with the noise, pollution, speed and again access and safety problems this will entail.

The video is just a 10-12 minuet clip of the commuter traffic at points between 06:20 to 06:45 the traffic did increase to tails backs to the Blue bridge after I had stopped filming when I had to stop to go to work.

Yesterday afternoon Tuesday 19th Sept 17:00 I tried to exit my drive turning east to Cambridge and had to wait for 20 minuets for there to be enough of a gap in the traffic to safely turn onto St. Neots road and head into Cambridge, and that is before any park and ride site or bus way are installed.

Please can careful and compassionate consideration be taken by the parish council to re-consider their decision on any of the proposals for St. Neots road it would help greatly to have the parish councils backing in our quest.”

“ https://www.dropbox.com/s/s2tkw0zslpvyrva/VID_20170908_064014.mp4?dl=0 “

5.2 (5.2) Community Transport initiative – to consider correspondence and advice received and consider the next steps

A response from HMRC has now been received – Attached.

5.3 (6.1) Problems with low hanging trees – to consider quotation if received

A quotation will be brought to the meeting if received.

5.4 (July) Football Club fees update

Hardwick Football Club have paid ££500.00 and the Cricket Club have paid the reduced fee of £75.

5.5 Wild Flowers – to appoint a member to liaise with Buchans

Email from Mr Worland

“I have been contacted by Buchans Landscapes concerning the location of the proposed wild flower beds in Hardwick.

Although it is too late to sow seeds to flower this year they are proposing to spay off the chosen areas and sow the seed in September to flower next year.

Their seems to be some confusion about the number and areas of the beds and I am afraid I don't have a record of the proposed sites.

I think it would be best if you reconsidered this project at a future parish council meeting and appoint a new person to liaise with Buchans as I feel I am not the best person to deal with it.”

Other for information:

(6.2) Request for barrier

Cllr Gill reports:

“I have emailed the County Councillor about the moped/footpath problem and await her comments. I replied to the resident’s email about this problem, explaining what had been discussed at the August meeting”

6.1 Hardwick Scout Group – proposal that the Scout Group adopts the land to the rear of the Scout Hut and erects a small fence around it

Paul Wooldridge on behalf of the Scout Group has written:

“As you are aware the area behind the Scout and Guide hut is suffering from anti social behavior from a minority of children and young adults causing damage both to our building and the surrounding area.

I would like to propose that the Scout Group adopt the area behind the hut and use the area for Scouting and Guiding activities. We would, of course, keep the area clean and tidy and make the area available to individuals or groups that could make use of the space.

To enable the security of this area we would like to erect a small fence around the area. The majority of the cost of this could be covered by the group.

If this was something the council would consider I would be happy to discuss in greater detail.”

6.2 Neighbourhood Watch

6.2.1 Request that the Parish Council pays for the cost of room hire for meetings and request for date for December meeting

Anne Jones has written:

“As you are aware, Neighbourhood Watch has had a new lease of life in Hardwick, thanks to Ashley Shepherd.

Please can you put Neighbourhood Watch on your next Parish Council Agenda as we are wondering whether the Parish Council would pay for the hire of the Community Room as and when meetings are organised. I assume this would be £7 per hour.

There are two meetings already organised:

September 27th : Operation Hunter 6pm - 8pm

October 17th : 7pm - 9pm

Also, I have already mentioned this to Tony Gill but your December meeting falls on Boxing Day which I assume you will be rearranging. I am in the process of completing the village diary for the Hardwick Happenings and the deadline is Tuesday September 12th so I am assuming it will be on December 12th instead but realise this will need to be confirmed. Please can you confirm this after the next Parish Council meeting.”

6.2.2 Suggestion that the CCTV coverage in the village be extended

Anne Jones has written:

“At the last Neighbourhood Watch meeting, the subject of CCTV was discussed as being a possible way of increasing the security of our village. The CCTV at the HSSC was mentioned and wondered how effective and efficient it is. Can your CCTV be extended to cover more areas? One of the residents present in the meeting seemed to be knowledgeable on the subject. It was suggested that we install CCTV at the entrances into the village but this is obviously just a suggestion at this stage. We would appreciate some feedback from your perspective before we continue any further.”

6.3 Hardwick Sports and Social Club

Lisa Montique writes:

“I have been asked to write to you as I am the secretary of HSSC. Following our recent meeting on Monday 22 Aug, we have a few matters that require your attention.”

6.3.1 Request for repairs to guttering

“The guttering at the rear of the social club is damaged. This was noticed in July but has got progressively worse over the last month. We would appreciate it if you could send someone to look at it or alternatively authorise us to go ahead and get it looked at. As you can imagine not only is it unsightly but also could lead to further damage if it continues to deteriorate.”

The Clerk writes:

“Coulsons have resealed 2 joints on the gutters. They say “We have been to site and the guttering has been fitted correctly the problem was most likely due to the volume of rain we had in that storm.

That aside there are no down pipes on the rear of the property at all some 60 m of guttering has no outlets you need to get someone to survey / advise on the size of soak away required to take the volume of water that would be discharged by an additional 4 - 5 down pipes that need to be fitted in order to prevent this happening again.

We can provide you with a quote for doing the works once we know how big the soak away will need to be. You could try speaking to south Cambridgeshire building control I believe that you come under their control they are very helpful and may be able to offer you advise on this issue.”

CLlr Gill to report.

6.3.2 Request for permission for a larger container for storage of equipment

“We as a club wish to provide more in the way of entertainment for the youngster in the village, which we hope, will in turn steer them away from mischief. As a committee we have purchased a bouncy castle which we can put up when the weather permits. We also have a BBQ which is used by the Football Club, Cubs, private functions and fundraising/ charity days. Obviously, these items are both large and require secure storage. Would you consider us purchasing a larger container, either

to replace the barrel store or in addition to it, to store such items that we feel will benefit the community?"

6.3.3 Request that the courtyard behind the Club be used for an outdoor table tennis area

"It was discussed and agreed that purchasing items, such as an outdoor table tennis table (or 2) would also be a fantastic addition to our facilities. We did discuss where it would go and whilst the vast area out the front of the club would be superb, we appreciate that on wetter days this would ruin the grass and not be viable. However, the courtyard out the back is a good and wasted space that isn't currently utilised. We have had several comments relating to how untidy it is with the weeds growing and equipment being dumped there. Moving forward would you be happy for this space to be unutilised for a table tennis area for the community to use?"

I am sorry for the length of this email but all these matters have just come to a head. We as a club have made several donations to the community in recent months, including, Neighbourhood Watch, the Church, the play parks and most recently youth club. In order to continue supporting the community in this way we need to improve our facilities and attract more people to the Club. I do look forward to receiving your response."

6.4 Toft Lions – request permission for regular use of Recreation Ground and changing rooms

"I am the assistant manager for Toft Lions FC. We play in the Cambridge and District Friendly League on a Sunday.

We normally play our home football matches at Barton rec, but given we have half a team that live in Hardwick, I would like to investigate the possibility of playing in Hardwick with use of the changing rooms etc on a regular basis.

Can you please tell me what the standard cost would be?

I appreciate that I will have to contact Hardwick FC for use of the goals.

Kind Regards
Iain Burnham
Toft Lions FC.

6.5 CCC Invitation to bid for LHI funding 2018/19

"I am pleased to inform you that the new 'Improve Your Local Highway' web pages have now been published, which include all of the usual information on the Local Highway Improvement (LHI) Initiative and online application form, which remains largely unchanged from previous years.

<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/improving-your-local-highway/>

The deadline for LHI applications has also been extended to **15th October 2017**, following which you will be contacted to look at the feasibility of your application in more detail. Your final application will then be presented to the LHI Member Advisory Panel in February 2018.

If you have any questions please don't hesitate contacting us using local.projects@cambridgeshire.gov.uk"

6.6 SCDC Consultation on Neighbourhood Planning Guidance

"South Cambridgeshire District Council is undertaking consultation on draft guidance designed to help local communities decide whether they want to get involved in creating a neighbourhood plan and if they do, it provides advice on how to prepare a neighbourhood plan.

Neighbourhood plans are a community-led initiative giving local communities power to prepare a part of the development plan for their parish or group of parishes. As neighbourhood plans carry substantial weight in planning decision making, equivalent to the weight attached to a district wide Local Plan, there are certain steps that must be followed during their preparation.

The District Council recognises that the planning system is not always easy to understand and navigate and has prepared draft guidance to assist local communities and guide them through each stage. The guidance can be viewed on the District Council's website: www.scambsgov.uk/npguidance (a paper copy can be provided on request).

The guidance has been prepared as a suite of leaflets covering the key stages in the preparation of a neighbourhood plan; from making the initial decision on whether producing a Neighbourhood Plan is the right tool for your Parish, through each of the stages and processes involved in preparing a plan. It is intended that the contents will be updated periodically to respond to changes in national guidance and regulations, and as we learn from local experience what is working well and what is not locally, and could be expanded to cover additional topics.

This consultation provides the opportunity to comment on the content of the guidance, whether there is sufficient detail (or too much), and whether there are any other issues or topic areas which could be included.

Comments can be made on the draft guidance between **Monday 18 September and Monday 30 October 2017** by emailing: neighbourhood.planning@scambsgov.uk.

We look forward to hearing from you. If you have any queries, please do not hesitate to contact the planning policy team at: neighbourhood.planning@scambsgov.uk or call: 01954 713183."

7.1 Planning applications

NB Some planning applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current planning application consultations on <http://plan.scambsgov.uk/swiftlg/apas/run/wchvarylogin.display>

7.1.1 S/3208/17/NM – 111 Limes Road – Non-material amendment of S/2237/16/FL

7.2 SCDC decision notices and Planning Inspectorate Appeal Decision

7.2.1 S/2911/17/NM – 89 Limes Road – Non-material amendment of planning permission S/3616/16/FL for moving rear extension line away from boundary and moving roof light from front to rear
Following the Parish Council's request for further information and a time extension, SCDC replied: "The application for 89 Limes Road, Hardwick is a non-material amendment and does not require comments from the Parish Council, it was sent for information only."

7.2.2 S/1879/17/FL – 2 Laxton Avenue – Proposed new dwelling – Permission granted.

7.2.3 S/2212/17/FL – 11 Pershore Road – Proposed two storey extension to the side of the property with a single storey extension to the rear – Permission granted.

7.2.4 S/2321/17/FL – 18 Hall Drive – Single storey front and rear extension – Permission granted.

7.2.5 S/2289/17/FL – 22 Sudeley Grove – Side extension to garage – Permission granted.

7.2.6 S/2455/17/PN – Land at Red Brick Farm, Main Street – Application for prior notification of proposed development by telecommunications code system operators for a communications tower, antennas, ground based apparatus and ancillary development – Permission granted.

7.2.7 Planning Inspectorate Appeal Decision APP/W0530/W/17/3170945 - Land at 41 St Neots Road – Outline planning permission for one dwelling with all matters reserved - Appeal dismissed
Attached.

7.3 Tree works applications

Tree works applications may now be viewed on the SCDC Planning Portal. NB Some tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current tree works application consultations on <http://plan.scambsgov.uk/swiftlg/apas/run/wchvarylogin.display>
None at the time of writing.

8. Members' reports and items for information only unless otherwise stated

- 8.1 New Housing Developments and Planning Obligations including report on Planning Committee meeting
- 8.2 Report on Parish Planning Forum Meeting at SCDC on 12 September
Cllr Rose reports:
“Local Plan – update and next steps
The consultation exercise has concluded and the Inspectors should give their report within the next couple of months
Community Land Trusts
An alternative approach to affordable housing,
A Community Land Trust can provide community led affordable housing without a right to buy. Grants of up to £4,500 are available to help interested groups. CLT East can provide advice and general assistance.
See www.clteast for further information. Emily Mulvaney.
Just need a) land and b) finance – so would probably require partnerships with landowners, developers and possibly housing associations.
Neighbourhood Plans
2 parishes have either submitted plans or are about to do so.
Abington
Cottenham
Another 12 are known to be in progress and others are at a preparation stage with SCDC unaware of status.
SCDC is going to produce a Guidance Pack and 16 leaflets to help groups prepare a neighbourhood plan.
SCDC is going to consult over the contents of such a pack over the next 6 weeks
Shared Planning Service
Cambridge City Council and SCDC are at an early stage of exploring how the two planning services could work together”
9. Finance and risk assessment and procedural matters
- 9.1 To consider any quotes for urgent work required because of risk and Clerk’s use of delegated powers
The Clerk’s use of delegated powers – Sean Turner employed on a fixed term contract to provide temporary cover for the litter picker.
- 9.2 To receive play areas and skate park inspection reports
- 9.3 To receive the financial report and approve the payment of bills – attached
- 9.4 To consider insurance quotations and whether to take a one or three year agreement
Quotations will be brought to the meeting.
10. Closure of Meeting and items for the next agenda



**HM Revenue
& Customs**

FAO: Mrs Gail Stoehr
Hardwick Parish Council
30 West Drive
Highfields Caldecote
CAMBRIDGE
CB23 7NY

000921

**Wealthy and Mid-sized Business
Compliance**
S0927
NEWCASTLE
NE98 1ZZ

Phone 0300 123 1081
9.00am - 3.00pm Monday to Friday

Fax 03000 522803

Email customercoordinator.pbg@
hmrc.gsi.gov.uk

Web www.gov.uk

Date 15 August 2017
Our Ref S0927/WMBC/CPCE/DL0935 /EBP

Dear Mrs Stoehr

Proposed Community Transport Initiative – VAT Reclaim

Thank you for your letter of 1 August 2017.

You have asked for guidance on the tax implications if

1. The Parish Council (PC) purchase a community bus.
2. If the PC gives the bus to the proposed charity or not for profit Community Interest Company (CIC) would it have to pay the VAT back?
3. If the PC gives the £65k to the proposed not for profit CIC would that body have to pay the VAT?

Questions that HMRC will not answer

HMRC won't answer questions about:

- situations where you want to know what might happen in certain circumstances (hypothetical questions)
- other businesses' tax affairs, unless you've got permission to act on their behalf
- situations that may help you with 'tax planning' or the creation of schemes to avoid paying tax

As this is a proposed initiative I cannot comment on this matter, however I do believe HMRC guidance Notice 749, Local Authorities and Similar Bodies Notice 749 will be able to answer your questions should you decide to go ahead with the purchase of the community bus. Section 7 in particular contains guidance on when VAT can be reclaimed under certain conditions.

Additional guidance about claiming VAT can also be found in the VAT Government and Public Bodies Manual VATGPB in particular VATGPB4000.

Information is available in large print, audio and Braille formats.
Text Relay service prefix number – 18001



All HMRC VAT guidance can be found at www.gov.uk/topic/business-tax/vat

If you contact us, we can deal with you more quickly if you quote our reference number and provide a daytime phone number.

Yours sincerely

Emma Powell
Customer Coordinator

Join the millions of taxpayers already using their Personal Tax Account to access a range of HMRC services. It takes just a few minutes to get started, go to www.gov.uk/personal-tax-account

To find out what you can expect from us and what we expect from you go to www.gov.uk/hmrc/your-charter and have a look at 'Your Charter'.



Appeal Decision

Site visit made on 7 August 2017

by **Zoe Raygen Dip URP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21st August 2017

Appeal Ref: **APP/W0530/W/17/3170945**

Land at **41 St Neots Road**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Danny Bowling against the decision of South Cambridgeshire District Council.
 - The application Ref S/2943/16/OL, dated 27 October 2016, was refused by notice dated 27 January 2017.
 - The development proposed is erection of 1 No dwelling and associated access on land at 41 St Neots Road.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - whether the proposal is inappropriate development in the Green Belt;
 - the effect on the openness of the Green Belt;
 - if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

Reasons

Inappropriate development and openness

3. Saved Policy GB/1 of the South Cambridgeshire District Council Local Development Framework Development Control Policies 2007 (LDF) states that there is a presumption against inappropriate development in the Cambridge Green Belt as defined on the Proposals Map. Inappropriate development is defined with reference to section 3 of the now deleted Planning Policy Guidance 2: Green Belts thereby providing some inconsistency with the National Planning Policy Framework (the Framework).
4. Nevertheless, Paragraph 89 of the Framework indicates that, with some exceptions, the construction of new buildings is inappropriate in the Green Belt. The construction of a detached dwelling, unless it was for agriculture and forestry, is not one of the exceptions set out in the Framework. However,

- limited infilling in villages and limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and purpose of including land within it than the existing development, are two such exceptions.
5. The appeal site is surrounded on three sides by residential development. Therefore, as the proposal is for one dwelling only I am satisfied that it would constitute limited infilling.
 6. The site is located within a row of about 30 houses alongside St Neots Road. The nearest village is Hardwick to the east. The site is outside of the defined development framework of Hardwick. However, I am mindful that the courts have held that this, in itself, would not necessarily be determinative of whether a site is in a village or not and it is for the decision maker to consider whether, as a matter of fact on the ground, the site appears to be in a village¹.
 7. Cambridge Road which provides vehicular access into Hardwick represents a definite visual break, marking the point where the character of the area changes from the village of Hardwick to open countryside. I saw on site that the site is located some distance from Cambridge Road with the intervening distance being mainly farmland. As a result, despite being located amidst a row of houses, the appeal site has little physical or visual relationship with Hardwick and therefore is effectively located in the open countryside rather than the village.
 8. While it may be that occupiers of the houses around the site use facilities within Hardwick, the same could be said of residents of other houses in the surrounding area. I note that there is a footway linking the properties with the village. However, I observed at my site visit that it would still be some distance to the facilities within the village. This limited functional relationship would not therefore outweigh the lack of physical and visual connectivity. For these reasons I would not describe the appeal site as being located within the village.
 9. The appellant refers to appeal decision APP/A0665/W/16/3149924 in Cheshire. However, I note that the Inspector considered that the specific circumstances of the appeal site meant it was on the edge of the settlement close to local facilities, hence it had a physical, visual and functional relationship to the settlement. I have not found that to be the case here. Furthermore the site is not in a Green Belt and therefore is not directly comparable to the appeal site before me now.
 10. The appellant states that he believes the site was previously used as an access to Red House Farm and therefore constitutes previously developed land. I note that the Framework excludes land that is or has been occupied by agricultural buildings and private residential gardens from the definition of previously developed land. Even if I were to accept this designation the Framework requires that development on such land would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development.

¹ Wood v Secretary of State for Communities and Local Government [2014] EWHC 683 (Admin)

11. Paragraph 79 of the Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl and to keep land permanently open. In line with this one of the purposes of the Green Belt is to assist in safeguarding the countryside from encroachment. Policy DP/7 of the LDF is broadly in accordance with this purpose.
12. Irrespective of its size and design the proposed dwelling would introduce a new building onto an area of open and undeveloped land. It would encroach into the open and undeveloped gap between the dwellings at 39 and 43 St Neots Road. The impact on the openness would be moderated by the siting of the dwelling within the front and side building lines of the adjacent properties. Nevertheless, the erection of a dwelling would lead to built development where there is currently none.
13. I acknowledge that the site is bounded to the front by tall evergreen mature trees. Nevertheless, the site would be visible through the gap that would be required for vehicular access from St Neots Road. Moreover, there is no guarantee that the trees will be retained on site. Therefore the proposal would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing undeveloped site.
14. For the reasons above therefore I conclude that the proposal would be inappropriate development in the Green Belt which would have moderate harm to the openness of the Green Belt.

Whether there are very special circumstances

15. The Framework states that inappropriate development is by definition harmful to the Green Belt and should only be approved in very special circumstances. Moreover, I have found that the proposal would be moderately harmful to the openness of the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
16. The appellant states that as the Council is unable to demonstrate a five year housing land supply then all Policies for the supply of housing should be given limited weight in accordance with a Court of Appeal decision ². Furthermore, as shown in appeal decision APP/W0530/W/15/3131724 the Council are doing little to address the shortfall. As a result, he considers that the provision of one house towards the lack of five year housing land supply would be a significant benefit of the scheme.
17. While the more recent Supreme Court judgement³ explains that the primary purpose of paragraph 49 of the Framework is to trigger the operation of the 4th bullet point of paragraph 14 of the Framework where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, the Planning Practice Guidance states that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt (ID: 3-034-20141006).

²*Suffolk Coastal District Council v Hopkins Homes Ltd and SSCLG; Richborough Estates Partnership LLP and SSCLG v Cheshire East Borough Council [2016] EWCA Civ 168*

³*Suffolk Coastal District Council v Hopkins Homes Ltd and SSCLG; Richborough Estates Partnership LLP and SSCLG v Cheshire East Borough Council [2017] UKSC 37*

18. Therefore, even if I were to take the provision of one house into account, it would make a very limited contribution to the housing land supply.
19. The appellant refers to an example of a replacement dwelling and an extension to an existing house that have been granted planning permission by the Council along the row of houses within which the appeal site is located (S/1128/14/FL) and (S/1828/16/FL). He states that these have increased the size of the original dwelling and therefore eroded the character and setting of the area and the contribution and purposes of the Green belt in the area. However, the Framework allows for replacement buildings and extensions within the Green Belt in certain circumstances outside of villages. These developments do not therefore represent a direct parallel to the appeal proposal for a new dwelling. The permissions therefore carry very limited weight.
20. Reference is also made to planning permission S/0534/16/FL for the erection of two dwellings on a site which the appellant considers is similar to the appeal site. However, I note from the Committee report that the Council considered that, although the site is outside of the development framework it is considered to be within the village of Whittlesford. As a result it is different to the proposals before me now and attracts very limited weight.
21. The appellant has made reference to the Council's handling of the planning application. However, such consideration would not be within the remit of the appeal process and I have determined the appeal on its own merits.
22. In this instance therefore, the substantial weight to be given to the harm to the Green Belt I have identified above is not outweighed by the other considerations sufficient to demonstrate very special circumstances.

Conclusion

23. I have found that the proposal would be inappropriate development in the Green Belt and cause moderate harm to openness. I have found no very special circumstances that would outweigh the harm caused to the Green Belt. Therefore, having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Zoe Raygen

INSPECTOR

HARDWICK PARISH COUNCIL MONTHLY FINANCIAL STATEMENT

Sep-17

Summary of previous month

Balance brought forward £137,877.35

Adjusts/transfs/inc during period

CHQ 2607 ADJUSTMENT -0.20

Expenditure approved at last meeting/between meetings

RPM PLAY AREA REPAIRS -2,028.00

Misc credits

HARDWICK FC PITCH HIRE 250.00

NS&I INTEREST 17.84

JASON KIRBY HH ADVERTISING 75.00

HARDWICK CC PITCH HIRE 2016 75.00

UKPN WAYLEAVE 91.70

Total Adjustments -1518.66

Balance revised after adjustments £136,358.69

Bank Reconciliation to last statement

Account	Funds	Statement	Outstanding
Current Account	16,038.33	19210.31	-3,171.98
Business Account	546.44	546.44	
Cambridge Counties Bank	91,773.92	91,773.92	
Bonds	28,000.00	28,000.00	
Total	136,358.69	139,530.67	-3,171.98

Expenditure for approval

£

	SALARY	90.36	2617
	SALARY	120.00	2618
HMRC	PAYE/NIC	175.20	2619
NEST	PENSION	166.75	DD
LGS SERVICES	ADMIN SUPPORT	1285.17	2620
RPM	PLAY AREA REPAIRS	324.00	2621
HERTS AND CAMBS GROUND MAINT.	GRASSCUTTING	966.00	2622
ALARM MAINTENANCE	CCTV SERVICE	224.40	2623

Total expenditure 3351.88

Balance c/f £133,006.81

Notes:

Late invoices will be brought to the meeting