

Minutes of a Meeting of the Planning Committee held on June 1 2017 at 6.30pm in the Great Shelford Sports Pavilion.

Present; Cllrs Hodge (Chairman), Milson Nettleton and Nightingale.

1. Apologies Cllrs Coggins, Harwood, Shelton and Talbott.
2. The applicant for the proposed development at land at Cabbage Moor presented his plans which were noted by the committee.
3. The minutes of the meeting of 10 May were received, approved and signed.
4. To consider current applications

S/1244/17/FL 167 Cambridge Rd Mr A Chokshi Demolition of house and erection of 5 bed house (Cllr Milson declared an interest) No objection to demolition. Although the replacement building is larger than the existing building it is sited such that its impact will be only slightly greater on adjoining properties therefore we do not object to the increased bulk and height. However we feel the balcony should be removed as it will lead to direct overlooking of the private rear gardens of 165 and 169 Cambridge Rd.

S/1557/17/LB 13 Church St Mr & Mrs Humphrey External and internal works to Listed Building As the work is mainly internal happy to leave the decision to the Conservation team.

S/1568/17/FL 40 Macaulay Ave Mr D Thurtle Single storey rear extension. No objections.

S/1573/17/FL 5 Redhill cClose Mr S Al-Hyek Demolition of side extension and erection of house Recommend refusal.

The very close proximity of the proposed access to 5 Red Hill Close and the associated traffic movements will be detrimental to the residential amenities of the residents of that property. As the proposed dwelling is to the south of 6 Red Hill Close it will cut out light and overshadow the southern part of that property.

If the Planning authority is minded to approve the application permitted development rights should be removed and a traffic management plan should be required to ensure construction traffic does not cause problems in this small cul-de-sac.

S/1633/17/FL 4 Cabbage Moor Mrs C Eeles Single storey rear extension. No objections.

S/1675/17/FL Land off Cabbage Moor Camdays Ltd Erection of two dwellings

No objections to the property on Plot 1. No objections in principle to a dwelling on plot 2 as permission has already been granted for a bungalow however we have some concerns about the design especially the use of several obscured windows to avoid overlooking. Would prefer a design which avoids the need for this so respecting both the occupiers of the new house and those of adjoining properties. Permitted development rights should be removed on plot one to avoid any adverse impact on 228A and 230B Cambridge Rd.

As Cabbage Moor is a very narrow road a traffic management plan should be part of the application to avoid congestion and damage caused by contractors' vehicles

S1689/17/FL 56 Macaulay Ave Mr L Murphy Two storey side extension No objections to the proposed extension in principle as it will provide better accommodation for the residents of a house in multiple occupation but have the following concerns:

Is there adequate parking for the residents?

The corridor windows at first floor level will overlook the garden of 57 Macaulay Ave and should preferably be high level or obscured.

The existing dense, mature privet hedge is an attractive feature in the street landscape and should be retained.

S/1614/17/FL 19 Hinton Way Mr D Southby Dwelling (retrospective) Awaiting information from planning officer.

S/1747/17/FL and S/1749/17/LB 25 High Green Mr B Steele Part demolition and re-build of listed wall. No objections.

S/1794/17/FL Orchard Cottage, Granhams Rd Mr J Pemberton Two storey extension to cottage. Although this is a large extension the design and materials are sympathetic to the original building therefore no objections.

S/1535/17/FL 12 Granhams Rd Mrs J Rosie Erection of three bed house. There is sufficient room for a dwelling on this site but the proposed building does not relate well to the adjoining properties in terms of design and location. The long southern elevation will be overbearing to the occupiers of 12 Granhams Rd. Refuse as it stands.

S/1834/17/FL 10C Church St Dr & Mrs Melton Demolition of existing dwelling and erection of new house.

No objections to the design but permitted development rights should be removed so additional rooms could not be built in the roof space leading to overlooking of both the school and the adjoining properties.

A traffic management plan should be submitted to control the parking of contractors' vehicles and the movement of vehicles onto and off the site during the hours of the school run.

5. To note applications determined since May 10 2017.

Approvals

S/2009/16/FL 11 Cambridge Rd Mr I Purkiss Erection of two houses and garages.

S/3348/16/FL 22B Mingle Lane Mr & Mr A Atrey Demolition of existing house and erection of five bed house

S/0994/17/FL 8 Ashen Green Mr S Alcock Single storey front extension

S/1014/17/FL 1 London Rd Shelford Properties Conversion of house to two flats and erection of one new flat

S/1070/17/FL 11 Church St Mr & Mrs Cross Dormer loft extension

S/1180/17/FL 6 Hinton Way J Russell Extensions and alterations to side and rear

S/1197/17/FL 66 Hinton Way Mr E Kostlich Replacement roof with higher ridge line and extensions.

S/1341/17/FL 13 Redhill Lane Mr & Mrs L Dawson Two storey side extension and single storey rear extension.

Refusals

S/3101/16/FL Rear of 200 Cambridge Rd Mr & Mrs Spiller Barn conversion to dwelling.

S/1210/17/FL 129 Cambridge Rd Puran Properties Demolition of house erection of seven flats.

Appeal Decision

S/1024/16/FL 18A High St Mr & Mrs McAuley Appeal against refusal of planning permission for erection of house was dismissed

6. Tree applications

S/1673/17/TC 9 Woodlands Rd Thin beech and reduce horse chestnut. No objections.

7. The meeting closed at 7.45pm.