

## GREAT SHELFORD PARISH COUNCIL (GSPC)

Minutes of Parish Council Planning Committee Meeting held in the Sports Pavilion,  
Woollards Lane, Great Shelford at 6.30 pm on 20<sup>th</sup> June 2018

**Present:** Cllrs Milson (Chair), Nightingale, Townsend, Wilson, Watson, Fane, Kettel and Kydd

**Apologies:** Cllr Gherseni, Talbott, and Nettleton

Cllr Townsend declared an interest in S/2129/18/FL.

Minutes of the meeting held on 6<sup>th</sup> June 2018 were approved.

There were no matters arising.

### NEW APPLICATIONS:

- S/1976/18/NM. Mr & Mrs K. Wisdom, 9 Cabbage Moor. Non Material Amendment of Planning Permission S/2538/17/FL  
*Noted.*
- S/2076/18/FL. Mr Leigh Murphy, 56 Macaulay Ave. Extend existing 2 storey pitched roof dwelling and provide car parking  
*GSPC has no objections to this application. If the application is permitted, GSPC requests that standard conditions 1,2 and 3 are imposed.*
- S/2080/18/FL. Mr Hussein Shareef. 184 Cambridge Road. New carport and dropped kerb.  
*GSPC has no objections to this application, but would like to ensure drainage issues have been looked at in view of the large areas of concrete.*
- S/2129/18/FL. Mr & Mrs M & U Zmija. 72 Hinton Way. Single Storey extension to side and rear  
*GSPC has no objections to this application. If the applications is permitted, GSPC requests that standard conditions 1, 2 and 3 are imposed.*
- S/1718/18/FL. Mr & Mrs D & M Spiller, 200 Cambridge Road. New Annex & Garage (including Demolition of Existing Barn & Associated Outbuildings).  
*GSPC has no objections to this application, but as previously stated, subject to the annexe not being sold separately to the main house, and subject to the effect on neighbouring properties. GSPC requests the standard 3 conditions are imposed.*
- S/1900/18/FL. Mrs Anja Evans, 2 Rectory Farm Barns. Erect a garden shed  
*GSPC has no objections to this application.*

- S/4461/17/VC. Co-operative Group Food Limited, De Freville House, 7 High Green. Variation of Conditions 1(b) and 5 and removal of Conditions 2 and 3 of planning permission S/2425/87/FL for change of use to furniture showroom.  
S/4463/17/FL. Co-operative Group Food Limited, De Freville House, 7 High Green. Installation of new ATM and shopfront; plant and plant enclosure to rear; new steel service door to rear of premises; replace existing bollards with new stainless steel bollards  
*GSPC again recommends refusal of these applications. The movements of the delivery lorry suggested appear difficult and unlikely to create smooth deliveries. There appeared to be no mention of positioning of the ATM.*
- S/2197/18/FL. Mr & Mrs Dootson, 50 Hinton Way. Proposed hip to gable, rear dormer and roof lights  
*GSPC has no objections to this application. Should the application be permitted, GSPC would request that the standard 3 conditions are imposed.*

**To note applications determined since 6<sup>th</sup> June**

None.

**TREE APPLICATIONS;**

- S/2199/18/TC. Ruth Townsend, 58 High Street. Conifer (T1) - Fell tree due to excessive shading and close proximity to house within 2m Conifer (T2) - Pruning (Crown reduction of height and spread by 50%) due to excessive shading  
Two further fruit trees to be planted on the site Both trees highlighted as a concern in survey  
*No objections*
- S/2218/18/TP. Chieppa, 9 Tunwells Lane. Yew Reduce height by 3.5m and shorten lateral branches to rebalance crown  
*This is significant roadside tree, with a TPO. Re-shaping would be sufficient, rather than taking 3.5 m off the top.*
- S/2217/18/TC. Bree, 18 Ashen Green. Malus - Fell - Tree is in decline  
*No objections*
- S/2219/18/TP. Crofton, 24 Hinton Way. Ash Reduce height by 30% and shorten lateral branches to rebalance crown. Work is to maintain size of tree from previous reduction  
*No objections.*
- S/2216/18/TC. Rhodes, 39 Tunwells Lane. Holly fell Tree is in decline  
*No objections as the tree is obviously dying.*
- S/2181/18/TC. J. Boucheron, 1 The Peacocks. Referring to tree numbers as detailed on TREE LOCATION PLAN - PEACOCKS / 001 ~ T2 Cherry ~ Due to low crown over path - raise crown above path to 2.5 metres to ensure pedestrian clearance. T5 Plum ~ Raise crown all round to 3.0 metres to improve light filtration. T6 (T7 removed) T8 to T16 ~ 10 x Limes ~ Re-pollard. T18 Cherry ~ Remove deadwood and reduce back canopy house side by 1.5 metres.

*No objections to work on T2, T18 and T15 but the limes have only recently been pollarded and work does not appear to be necessary at this time.*

- S/2239/18/TC. Winston Wannop, 1 Old Pound Yard. Ash (T1) - Ash tree to be removed to ground level. Causing excessive shading in '1 Old Pound Yard' and 'Halatte Gardens'. Tree has poor form due to previous works. Concerns have been raised regarding the close proximity of the tree to new outbuilding. Pigeons and leaves causing a lot of mess on roof of out building at 3 Halatte gardens. Also roots beginning to cause damage to wall separating '1 Old Pound Yard' from '3 Halatte Gardens'  
*The tree does not look healthy so no objections.*
- S/2250/18/TC. Scofield, 1 Woodlands Road. T1 Twin stemmed Holly – remove. T2 Holly - remove Area is to be planted with a group of at least seven Betula utilis (Himalayan Birch) to emulate Winter Garden at Anglesey Abbey  
*No objections.*

***To note matters for further consideration.***

1. Cllr Milson commented that the standard 3 conditions were cumbersome, particularly the first, and thought they could be modified. This would be raised at the full PC meeting.
2. Holding the Planning Committee before the full Parish Council meeting was difficult, and it was agreed to hold it on another day.

There being no further business, the meeting was closed at 7.25 pm.

Signed .....

Date .....

**GSPC Standard Conditions:**

**GSPC1 Reinstatement of public areas.** The applicant will ensure that all public areas (pavements, verges, roads, etc.) are left in at least as good a condition after completion of development as they were prior to commencement of the development. To ensure, as far as possible, that this happens the applicant must lodge a deposit of £2,500 with GSPC prior to commencement of the development. Cheques payable to 'Great Shelford Parish Council' and to be posted to 7 London Road, Great Shelford, Cambridge, CB22 5DB. The deposit is refundable at the end of the development, subject to satisfactory reinstatement. GSPC will take photos of the public areas before and after the development.

**GSPC2 Working hours.** Standard permitted working hours on the development are Monday-Friday 0800-1800, Saturday 0800-1300 only. No working is permitted on Sundays or Bank Holidays.

**GSPC3 Traffic management.** Before commencement of the development the applicant will provide a traffic management plan such that all traffic movements and parking are within the boundaries of the development. Parking on verges and pavements is specifically prohibited.

