

# GREAT SHELFORD PARISH COUNCIL

## Minutes

### Meeting of the Parish Council Planning Committee held in the Pavilion, Woollards Lane on Wednesday 22<sup>nd</sup> January 2020 at 1830hrs

#### 1. Received & Accepted apologies for absence

Present: Councillors Barbara Kettel (Chair), Malcolm Watson, Charlie Nightingale, Paula Arnold, Judith Wilson, Graham Townsend (Arrive late)

District Councillor Peter Fane in attendance (Observing only)

Apologies for absence:

- None

Public

- Eight Members of the Public present
- Two Trustees of the Parochial Charities

#### 2. Received declarations of interest

- Councillor Simon Talbot: S/4279/19/FL
- All Committee Members: S/4279/19/FL. As this application has been subject to many presentations over the course of its application process, we are all familiar with the proposal. We met tonight to look at this professionally and without personal feelings as we would any other proposal that comes to us for discussion.

#### 3. Public Session

**The meeting was adjourned for up to 10 minutes when members of the public were able to ask questions of the Planning Committee and put forward points of view in respect of the business on the agenda**

Public Questions.

- a) Resident Re: S/4517/19/FL. Concern regarding proposal overlooking his property, too close to boundary line and necessity of removal of trees/hedgerow.
- b) Resident Re: S/4279/19/FL. Speaking for this proposal but expressing some concern that the use of Green Belt should not set a precedent.
- c) Resident Re: S/4279/19/FL. Wished to express support for this proposal.

#### 4. Receive and Adopt Minutes of the Planning Committee meeting held on 8<sup>th</sup> January 2020

Minutes were confirmed as being an accurate record and were signed by the Planning Committee Chair

#### 5. Consider matters arising from meeting of 8<sup>th</sup> January 2020 (new information only)

- None

#### 6. Consider New Planning Applications

- **S/4279/19/FL** Great Shelford Parochial Charities. Erection of 21 dwellings (almshouses), the relocation of existing allotments and public open space provision, together with associated landscaping and infrastructure.

Following the Village Open Meeting on 21<sup>st</sup> January 2020 Councillors commented as follows

- Perception that there were no objections to the plans of themselves, but some reservations expressed around parking issues in the neighbouring roads, the principle of using Green Belt land and the Flood Plain.
- Perception that there were surprisingly few points raised related to the allotments  
A little comment about the need for so many allotments and positioning of them and again the local parking issues.

- Concern about impact to the backs of neighbouring gardens by positioning of new Parking Spaces.
- Majority of those present supported the application. A lesser number were concerned about Green Belt usage. The main concerns were about access to all three areas of the site and parking issues outside the development.
- Personally concerned about local historic flooding issues and that the developers should take this very seriously. There is a sewer which runs across the site which is not shown we think on the plans. This was inserted in the early 2000s to deal with flooding at that time.
- Some concern over use of Green Belt. Affirmation required by some parishioners that the future purchase of these dwellings was not allowable.

**A General discussion then took place.**

- **Green Belt use.** The Planning Committee are supportive of the fact that we need more affordable housing in the village and that of the 10 sites which could be available for such purposes this site comes out as most appropriate. This proposal allows us to have 21 Alms Houses (social housing and not 'affordable housing') without the necessity of commercially viable houses that a developer would require on other sites. Whilst being extremely concerned about the use of and the diminishing of our Green Belt, this site is tucked away between existing development and the railway line in a section of Green Belt that is at present allotments and does not impact any sight lines or views. The design features also enable the dwellings to merge into the landscape and it was agreed that we supported this site for such a development. We would not consider any of the other sites as suitable and are not setting a precedent for Green Belt use, only supporting this site. We believe this is a genuine Exception Site and is being proposed appropriately.
- **Parking.** The problems around parking seem to be the use of More's Meadow for access to the existing allotments. The Planning Committee felt that the main problem was More's Meadows residents who insisted on parking on the footpath instead of designated spaces and that, by moving the allotments across the site, no allotment holders would use More's Meadows in the future. Hence More's Meadow parking is not a subject for discussion around this proposal. However, parking will then inevitably transfer to The Hectare. There is a gated area at the top of The Hectare and a suggestion might be that this is gated at both ends and only Allotment holders have the key code enabling individuals who need to drive up and bring equipment to their allotment but preventing others from using it for general parking in the area.
- **Flooding:** A report has been submitted on this within the application pack. The Planning Committee are not able to assess the reliability of this report but believe that, since remedial work in 2008 there has been no flooding, and that was caused by a pump house failure; the risk has been addressed. The Planning Committee would like to draw the developer's attention to the sewer across the proposed housing section and the need to engineer protection for this sewer.
- **Right to views:** The main concerns are from The Hectare where 5 houses have low fences across their rear boundary in order to ensure the views from both themselves and from the North are not obstructed. The public footpath runs adjacent to these rear boundaries and already they feel a lack of privacy from pedestrians who walk this footpath. They believe the footpath will have greater use in the future as people access and use the open areas. The Planning Committee would ask that the developers are given a condition to work with these neighbours to alleviate these concerns.
- **Dogs:** Dogs need to be kept away from allotments for public health reasons but we wondered whether there could be a 'dogs on leads' discussion over the open space. This is not Parish Council land but private land and as such the developers need to consider all views. The Planning Committee also would like the inclusion of bins on the open space and also attention

to compost etc on the allotments. The Planning Committee expect the whole site to be properly managed to avoid any rodent infestation etc.

**At the end of this discussion it was proposed (CN), seconded (GT) and unanimously endorsed by GSPC Planning Executive Committee that they support this application. In view of the nature of this application we would ask that SCDC also formerly look at this in their Planning Committee.**

**Note. Residents can also express their personal views direct to SCDC on <http://plan.scams.gov.uk> as with all Planning applications**

- **S/4454/19/FL** Mr Omar Kuwader. 146 Cambridge Road. Part two storey rear extension and two storey side extension to form 3 flats.  
Councillor Graham Townsend (Arrive late) declared an interest at this point  
**The Planning Committee object to this on the grounds that it is over development of the site and provides a limited access to the proposed rear flat entrance.**
- **S/4458/19/FL** St John's College, Granham's Farm. Discharge of condition 3 (materials) pursuant to planning permission S/3471/19/VC.  
**Noted**
- **S4462/19/FL** Mr and Mrs Lamb. 4 the Orchards. Erection of brick built conservatory.  
**This does not impact any neighbours or boundaries and The Planning Committee support this application.**
- **S/4482/19/FL** Tariq Aslam. 1 Mingle Lane. Retrospective planning application for wall, posts and gate.  
**The Planning Committee recommend refusal as there is insufficient depth from the Highway to the Gate for a car to pull off the Highway to open the gates. The fence and posts are fine, but the gate needs to be pulled back into the owners garden to allow a car length from the highway and to satisfy visibility splays.**
- **S/4494/19/DC** Mr Jaz Aujla. 60 Cambridge Road. Discharge of conditions 3 (external Surface Materials) and 14 (drainage) of planning permission S/2175/18/FL.  
**Noted**
- **S/4517/19/FL** Mr and Mrs Clough. 2 Coppice Avenue. Single storey rear extension, loft conversion, new cart lodge and part single, part 2 storey side extension.  
**Tree T1 is diseased and needs to be removed. Trees T3 are built over a drain and regularly the roots damage the drain so need to be looked at anyway. The Planning Committee have no objection to the extensions as these do not cause any nuisance or alter the street scene. However, the Planning Committee believe the cart lodge is a problem. Its proposed site is along the boundary fence to the neighbour and the outside staircase means that they will be overlooked every time any ascends or descends this staircase. The Planning Committee would suggest that re-siting this cart lodge on the Coppice Avenue boundary to the right of the access gate (as shown on the plans) would be more appropriate.**  
**The Planning Committee object to this application.**
- **S/4540/19/FL** Mr and Mrs Scott. 3 Macauley Avenue. Part single and part two storey rear and side extension (Resubmission of S/2781/19/FL)  
**The Planning Committee can see no change from the original submission and we had no objections to that at the time.**

#### **Consider Tree applications:**

- **S/4500/19/FL** Mr Charlton 9 Woollards Lane. Reduce the crown by 20% to Yew Tree (TPO 9/88). It shall be suitable fork/branch unions and leave crown radius of no less than 3 metres.

## **No Objections**

- **S/0094/20/TC** Susan Gathercole, Cranmer Lodge, Kings Mill Lane. The tree is a Norwegian Pine just inside the front hedge by the road as shown in the diagram. It has poor form as a consequence of previous maintenance made necessary by two telephone lines that run through it, which has made it assymetrical. If it remains this the tree will continue to need to be cut back of one side. We are requesting that the tree is to be removed to ground level. It will be replaced by a native tree in a more suitable location in the garden away from the road.

**The Planning Committee don't believe aesthetics to be a valid reason to remove an established large tree. The Planning Committee would like the tree officer to look at this please.**

## **7. Note applications determined since 8<sup>th</sup> January 2020.**

- a) Approved: None
- b) Refused: None

## **8. Note applications pending Appeal**

- **S/2282/19/FL** Mr Eric Maloney. 12 Elms Avenue. Retrospective permission for lightweight polycarbonate sheet as lean-to covering to side elevation.

**Noted**

## **9. Review External correspondence:**

- a) SCDC Section 106 Officer. Request for what any contributions might be allocated towards in the village in respect of application S/4297/19/FL More's Meadow (Sports and indoor meeting space).

**The Planning Committee would suggest two uses.**

**1) Refurbishment of Memorial Hall Kitchen**

**2) Adult fitness equipment on the Recreation Ground.**

- b) To bring to the attention of the PC an email from Marshalls Aerospace and Defence stating that they have withdrawn their interest in IWM Duxford as a possible future site for their Business.
- c) To note the letter from Few's Lane Consortium Ltd with regards to the changes in the SCDC Planning process in the future.

## **10. Note matters for future consideration**

None

## **11. Close the Planning Committee Meeting**

With all Agenda items covered the Chair closed the meeting at 1955hrs

**Note. All the above is the official minutes of the Planning Committee meeting of 22<sup>nd</sup> January 2020 that have been reviewed by Planning Committee Councillors with full adoption awaited at the next Planning Committee meeting on 5<sup>th</sup> February 2020 at 1830hrs**

Signed  
Chair Planning Committee  
Great Shelford Parish Council

Date