

MELDRETH PARISH COUNCIL
UN -APPROVED MINUTES OF THE PLANNING COMMITTEE MEETING

A meeting of the Meldreth Planning Committee was held in the Green Room of the Village Hall on
3rd August 2017 at 6.30pm (18.30hrs)

Present: Mr R Goddin– Chairman (**RG**), Mr D Lee (**DL**), Mr R Searles (**RS**), Mr C Land (**CAL**), Mr A Young (**AY**)

In Attendance: Mrs S Walmesley – **Covering Clerk, and 5 Members of the Public**

1. Apologies for Absence

Mrs J Damant (Clerk), Mr N Pallett (NP)

2. To sign and approve Minutes of Meeting held on 6th July 2017

The minutes were proposed by Cllr Searles, seconded by Cllr Land and agreed by all. The Chairman then signed the minutes as a true record.

3. Public Participation

(For up to 15 minutes members of the public may contribute their views and comments -3 mins per item)

Representations made were in relation to Item 5.1.

The Agent for the Developer, Chris Andrews, gave a brief overview of the planning application which he stated was on the edge of the village settlement. He advised that the proposed dwellings would reflect the scale of properties 19a and 21a and referred to proposed amenity land which would encourage wildlife.

Cllr Land asked for confirmation of ownership of the proposed amenity land. Mr Andrews confirmed that this land would be part of the properties and maintained by the occupants.

Representations were then made by neighbouring residents who were concerned because the proposed dwellings, apart for access, were outside of the village envelope. The proposed amenity land was currently a field so was already accommodating wildlife. The residents advised that they had purchased their properties because they were on the edge of the village. Councillors were asked if there were any other recent developments outside of the village boundary. The Chairman stated that the Parish Council was currently seeing a lot of challenging applications due to the lack of a South Cambridgeshire District Council Local Development Plan. The boundary of the village no longer reflected the position of the line and was not an obstacle to planning consent being granted. Cllr Searles added that the proposed Marley Eternit development would be wholly outside the village envelope if the planning application was approved. The emphasis at the current time was that the development had to be sustainable.

4. Councillors to disclose any Pecuniary interests (disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar listed on the agenda:

There were no interests declared.

5. Request for the following:

5.1 Land Rear of 19-21 Whitecroft Road

S/2553/17/OL

Highcliffe Properties Ltd

Application for outline planning permission with some matters reserved apart from access for the erection of two dwellings and change of use of part field/paddock to ecological amenity land

Vote taken with four Councillors in agreement of recommending **Object** and one against.

The Parish Council Recommended Object with comments.

The proposed dwellings were outside the village framework and the integrity of the village envelope should be protected. Councillors were concerned that if this application was allowed it would set a precedent for encroachment into the countryside.

The Parish Council did not want the application to be referred to the South Cambridgeshire District Council Planning Committee

- 5.2 32 Station Road (Fieldgate Nurseries) S/2465/17/FL**
Mr D Ward
Retrospective-replacement single storey storage shed
Vote taken with all Councillors in agreement of recommending **Support**.
- 5.3 7 Brewery Lane, Agricultural barn at rear of Brewery Farm S/2346/17/FL**
Mr Bourner, BBA Developments
Conversion of existing barn into a single dwelling and includes a single storey extension to the west and proposed carport
Vote taken with all Councillors in agreement of recommending **Support**.
- 5.4 34 Chiswick End S/2319/17/FL**
Mr J Sturgess
Demolition and replacement of existing detached garage
Vote taken with all Councillors in agreement of recommending **Object**.
The Parish Council Recommended Object with comments.
The size of the proposed garage is not on the scale of a domestic garage being four times the size of what is currently there. The industrial nature of the proposed construction materials are not suitable for a residential village setting.
- 5.5 Scrap Yard, Chiswick End S/3529/17/OL**
Mr S Henry
Erection of 6 dwellings with associated access and car parking
It was noted that there was further information still to be received on this application.
It was agreed to defer a discussion until the next Planning Committee meeting.
- 5.6 63 High Street S/2507/17/TP**
Antony Moore
Robinia (T30) reduce height by 20% because of excessive shading and to encourage growth to lower branches. Ashe (No TPO) reduce height by 20% because of excessive shading and to encourage growth of lower branches
There were no concerns raised.
- 6. SCDC Decisions:**
- 6.1 S/1921/17/FL 5 Whitecroft Road**
Permission Granted for first floor extension above existing single storey garage
Councillors asked that their surprise and disappointment at this decision be noted.
- 7. Other Items:**
- 7.1 S106 Agreement for land rear of 79 High Street**
The application was due to go before the SCDC Planning Committee on 9th August 2017 whereby the S106 agreement was due to be discussed. The District Councillor has been contacted by the case officer in regards as to what the Parish Council would be looking for. At the moment they have highlighted play equipment, sports provision and local community space but there may be other projects which the Parish Council may be looking into.
It was stated that the Parish Council had asked for this application to go to the South Cambridgeshire District Council Planning Committee. As part of the process a representative from the village was invited to speak at the meeting for three minutes. A discussion took place on the neighbouring Maycroft Home and the impact this proposal was likely to have on the vulnerable residents. It was felt that no account had been taken of the needs of these residents. Safety issues regarding the access to the High Street was also a concern.
The Chairman asked if there was a member of the Parish Council free to attend. Cllr Land advised that, if work commitments allow, he would attend the meeting on behalf of the Parish Council. Cllr Young would also contact a concerned resident to see if he was available.

It was agreed that Cllr Searles would compile a statement for the representative to read. If there was nobody available then the statement would be sent to the Planning Committee Chairman even though it was recognised that this was not standard procedure.

A discussion then took place on the Section 106 requirement should the application be successful. The Chairman had circulated a draft of requirements, amounting to a total of £65,000. It was agreed that this be submitted as part of this application.

There were no other issues raised.

There being no further business the Chairman closed the meeting at 7.30pm.

Chairman

Date

For the avoidance of doubt the only legally acceptable version of the Minutes of Meldreth Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk.