

# MELDRETH PARISH COUNCIL

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**unAPPROVED MINUTES** of the Planning Committee Meeting held on Tuesday 18<sup>th</sup> August 2015 at 6.30pm (18.30 hrs) in the Green Room of Meldreth Village Hall.

**Present:** Mr C A Land (**CAL**) – Chairman, Mr R A Searles – Vice Chairman (**RAS**), Mrs J Fallon (**CJF**), Mr S Hawkins (**SH**), Mr D Lee (**DL**) and Mr D Stewart (**DS**)

**In attendance:** Mrs J Damant (Clerk)

Guest Speaker: Kate Wood – on behalf of Carter Jonas

**1. Apologies for absence:**

Apologies were received from Mr N Pellatt.

**2. To sign and approve Minutes of meeting held on 16<sup>th</sup> July 2015.**

The minutes were proposed by DS, seconded by SH to be correct. The Chairman then signed the minutes as a true record.

**3. Public Participation:**

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

There was one member of the public in attendance along with Mrs K Wood from Carter Jonas and Mr Alan Thornhill who was representing the Developers.

Questions were raised concerning the proposed development of eight flats at Station Yard.

**1. How many car parking spaces will there be?**

Due to changes within the government there will now be 4 affordable units, the remaining 4 will be at market value. All the flats are either 1 or 2 bedroom and it was felt that 1 space would be adequate. The requirement in planning is 1.5 spaces per unit, but this is just a guideline.

**2. Which of the units will be affordable?**

At present this is not known.

**3. Will there be an amendment to the plan to show the affordable units?**

A planning statement will have the amendment.

**4. The site plan and access route appears to cross land which does not belong to the applicant.**

Mrs Wood explained that the applicant does own the land in question and that all applicants have a right of way over the access route. Network Rail own most of the land, GoCold own up to their boundary.

**5. How many litter bins will there be?**

There will be a shared bin system in place, these are the larger bins and therefore take up less space.

**6. There appears to be a discrepancy with the ridge lines on some of the drawings?**

These will be amended to show the correct ridge line on the roof.

**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 at Station Yard**

**S/1140/15/FL**

S A Development

Erection of eight flats, bin store and associated parking

A vote was taken with 3 in favour of refusal and 4 in favour of approval with comments.

Chairman used his casting vote.

Meldreth Parish Council recommend Approval with the following comments.

1. Clarification with the final layout with reference to the width of the access route to the station car park which appears to be reduced from 5m to 4m.

2. Concern on the amount of car parking spaces. It is proposed that there will be 1 space to each unit this could lead to an over spillage onto the roads which is already a problem in this area.

3. Recommendation is based on information from the applicant that there will now be 4 affordable units.

The Parish Council are happy to see the high standard of design in keeping with the history of the site.

**6. SCDC Decisions:**

- 6.1 Former scrapyards, Chiswich End, S/1233/15/FL** has been granted permission for Change of use from scrapyards to commercial storage with ancillary storage building.
- 6.2 76 North End, S/1154/15/FL** has been granted permission for Proposed first floor extension and new front porch
- 6.3 Bury Lane Fruit Farm, S/0604/12**, condition (3) lighting scheme; condition (4) surface water drainage; condition (5) water conservation strategy – have all hereby been discharged.

**7. Other Items:**

Fillcup Field – RAS has asked John Koch to keep Meldreth consulted in the S106 traffic management plan, still awaiting a response.

There being no further business to discuss 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