

**MELDRETH PARISH COUNCIL
UNAPPROVED MINUTES OF THE PLANNING COMMITTEE MEETING**

A meeting of the Meldreth Planning Committee was held in the Green Room of the Village Hall on
Thursday 18th February 2016 at 6.30pm

Present: Mr C Land – Chairman (**CL**), Mrs C Fallon (**CF**), Mr D Lee (**DL**), Mr S Hawkins (**SH**) and Mr D Stewart (**DS**)

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

1. Apologies for absence:

Apologies were received from Mr R A Searles and Mr D Pellatt

2. To sign and approve Minutes of meeting held on 4th February 2016.

The minutes were proposed by SH, seconded by DS all agreed. 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 were four members of the public in attendance.

Mr Buzzing and Mr Chris Evens (architect) presented the council with the amended plans for the barn situated on the Old Mill Site. The concern over parking has been improved by increasing the parking spaces to 13, including a disabled bay. Out of office hours the commercial spaces can be used by residents and visitors. There are 4 commercial parking spaces and there should be no spillage of parked cars from this development onto the High Street.

Representatives from Carter Jonas attended the meeting with regards to the 8 dwellings at Station Yard S/1140/15/FL. They explained that the original number of affordable dwellings on this site was calculated to be 4, which is worked out on a percentage, in reality this is 3.2% which should have been rounded down and not up, therefore the correct number of affordable dwellings is 3 and not 4. There have also been some minor changes, the roof has now been corrected and the vibration noise has also been resolved. At the present moment the affordable allocation is with SCDC who are reluctant along with other housing associations to take on this project as they prefer full units as they are easier to manage, split units especially flats is not desirable so it may be that SCDC may request that the affordable section of this application be used elsewhere and that the all 8 flats be 'open market'.

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:

There are no planning applications to be discussed.

6. SCDC Decisions:

There are no planning decisions.

7. Other Items:

8 Dwellings proposed at Station Yard: S/1140/15/FL. The application was for 8 dwellings, 4 of which were to be affordable. This is now being looked at to have 8 dwellings, 3 of which to be affordable, this complies with the requirement of Policy H/3 of the adopted LDF, which secures a minimum of 40% affordable housing (3.2).

Meldreth Parish Council are being asked if they still retain their recommendation of approval on the basis of the provision of 3 affordable units on the site.

Meldreth Parish Council agree to the reduction from 4 to 3 affordable flats.

There being no further business to discuss the Chairman closed the meeting at 6.55 pm

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.