

**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 20<sup>th</sup> April 2017 at 6.30pm

**Present:** Cllr C Land – Chairman (**CAL**), Cllr N Pellatt - Vice Chairman (**NP**), Cllr R A Searles (RAS),  
Cllr C J Fallon (**JF**) and Cllr D Lee (**DL**)

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

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**1. Apologies for absence:**

There were no apologies as all councillors were in attendance.

**2. To sign and approve the minutes of the meeting held on 6<sup>th</sup> April 2017**

The minutes were proposed by Cllr Searles and seconded by Cllr Lee, 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 4 members of the public in attendance. Concern was raised on the following items.

**Item 5.1**

A resident on the High Street expressed concern about the access onto the High Street as there are a number of houses being proposed this may cause further congestion on the High Street in this area.

Another resident also expressed concern on this item with various implications such as access, parking provision and also expressed concern that the nature of the neighbourhood would change, there was also concern on possible increase in noise levels and pollution increase from extra cars.

The land owner was also in attendance and reported that the plans are to improve the site and to also put in affordable housing.

**Item 5.3**

A resident reported that trees had been destroyed which supposedly had bat roosts prior to any ecological report being carried out. The trees were taken down between the 26<sup>th</sup> September and 6<sup>th</sup> October 2016 and the ecology report was conducted in November 2016. Concern was also expressed in relation to entrance being too close to the already existing entrance from Burtons. The drainage system may not be able to cope with extra developments which may result in extra flooding. The collection of the refuse bins being conducted on Whaddon Road is dangerous especially considering the weather conditions and the amount of traffic which use this road. It was also reported that the plot is too high so the water will flow downwards.

**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:**

Cllr Lee declared a personal interest in item 5.2.

**5. Request for the following:**

**5.1 Land rear of No. 79 High Street,**

**S/1124/17/OL**

Mr M Collins

Erection of 18 dwellings (including affordable) with all matters reserved except for access

Councillors had conducted a site meeting.

The site is large but the development will have an affect on the already agreed development taking place at Maycroft Residential Home which will be a large development of 3 stories with bay windows from bed/living rooms of residents of the care home

Maycroft is an already approved application and this development will cause an overlooking problem. The houses will be too close to the boundary of Maycroft and the new care accommodation is only some 4 metres from the boundary and therefore may cause a concern of overlooking by residents of both developments and loss of visual amenity for residents of the care home. The proposed hedge is unlikely to be able to screen the upper stories of Maycroft.

Affordable housing has been suggested and at the moment there is supposedly 53 listed on the housing list so there is a need for affordable housing in Meldreth. The proposal is also outside the village envelope where exception sites are the only type of development normally allowed. The access road cuts through both the conservation area and a PVAA.

We are concerned that proposed play area is badly sited close to the turning head that will be used by refuse lorries and other traffic

If SCDC are minded to approved this application, the Parish Council would like to see a full landscaping plan and would also need to know who will be responsible for the wooded areas.

Parish Council recommendation: Refusal: vote 5 in favour of recommending refusal.

The Parish Council also requested that this should go to Planning Committee.

**5.2 4 Whitecroft Road**

**S/1187/17/FL**

Dr & Mrs Frances

First floor and loft extension

Cllr Lee left the room.

The previous application was refused due to its overbearing size and materials proposed. The reapplication has dealt with the roof line and windows, but has not addressed the size of the proposed extension which is still the same, nor the materials being proposed which is still wood cladding.

Parish Council recommendation: Refusal: vote 4 in favour of refusal with 1 abstention.

**5.3 Land between Burtons and West Way, off Whaddon Road S/2939/16/FL**

Mrs P Sole

Amendment

Ecology Report update, Amendment to Plot 5, Landscape details and visibility splays

These are mainly technical amendments however new information has been received regarding the ecology report. Taking into account the public concerns regarding the removal of trees prior to the ecology survey being carried out is of concern.

It would appear that the trees in the area were removed before any bat survey was conducted. The ecology report was carried out in November 2016 and the trees were severely cut back between 26<sup>th</sup> September and the 6<sup>th</sup> October, thus destroying and possible existing bat roosts.

Parish Council recommendation: No Recommendation, all agreed

**6. SCDC Decisions:**

There were no decisions.

**7. Other items:**

There were no other items discussed.

There being no further business to discuss the Chairman closed the meeting at 7.20pm.

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.