

MELDRETH PARISH COUNCIL PLANNING COMMITTEE MEETING APPROVED MINUTES OF THE REMOTE PLANNING MEETING

A remote meeting of the Meldreth Planning Committee was held on
18th June 2020 at 7.00pm (19.00hrs)

This is in pursuance to the Regulations under the Coronavirus Act 2020 relating to the conduct of local authority business by remote attendance.

Present: Mr R Goddin – Chairman (**RG**), Mr A Land (**AL**), Ms P Gilmore (**PG**)
and Mr R A Searles (**RAS**)

In Attendance: Mrs J Damant –Clerk

- 1. Apologies and agreement for absence:**
Cllr Pellatt was not in attendance.
- 2. To sign and approve the minutes of the meeting held on 4th June 2020**
The minutes were proposed by Cllr Land, seconded by Cllr Searles and agreed by all. 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 6 members of the public in attendance.

The Council had received five submissions from local residents by email, expressing their concerns about the scheme as currently described in the planning papers. There were two further public messages in support. In accordance with the policy adopted by the Council in respect of written submissions to virtual meetings these were previously circulated to members of the Council's Planning Committee and were read out to the virtual meeting by the Chairman.

Residents were urged to ensure that copies of these be sent directly to the Local Planning Authority, South Cambs District Council.

The matters of concern are summarised as follows:

1. Changes in the size of the properties from those described in the original application. The number of houses remains at 9 but the sizes have been increased to a mix of five and four bed houses (previously 2,3 and 4 beds) with a total of 42 bedrooms compared with 26 bedrooms in the original application). This is an increase of over 61 per cent. This is accompanied by misleading comments in the proposals about the acceptability of the development proposal being approved at the outline stage when the reality is that the current scheme is very much larger than envisaged at outline stage. By reference to total floor areas, the original proposals would have amounted to 750 to 800 square meters; the proposals described in reserved matter amount to 2100 to 2500 square meters – an estimated calculation but in the order of three times more floor space.
2. An increase of over 42 per cent in onsite parking spaces from 26 to 37. This is considered to reflect the greater probability of larger families, with adult children, living in the larger houses with more car drivers per house. There will be adverse effects on traffic both within the site, in access to and from the site and in the immediate neighbourhood of it.
3. The location of several of the new houses in much closer proximity than planned at outline stage to several existing houses in Whitecroft Road and Chiswick End, with particular regard to those boundaries described in the original proposals as "sensitive". The new proposals bring unacceptably close proximity to the boundaries with consequences of overshadowing, loss of light, privacy and general amenity.
4. Misleading differences are alleged by residents between current proposals and statements made in the original outline proposal about the size and proximity of existing gardens.
5. Concerns are raised about the level of damp proof courses accompanied by the risk of storm water draining into adjacent properties on the Chiswick End boundary by reason of differing ground levels.
6. Concerns about resident badgers on the site.

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. **Planning Applications:**
5.1 20/02313/REM – Land South West of 31 Whitecroft Road
 Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0971/18/OL for residential development (nine dwellings)
 There was substantial agreement with the concerns expressed by residents as noted in Item 3 above. It was further noted that the developer behind the current proposal was not the same business as that which presented the proposal in 2018. It was also noted that the original proposal included four affordable houses whereas there are none in the current proposal.
 It was proposed by Cllr R Goddin and seconded by Cllr P. Gilmore that the Committee **Objects** for all the reasons noted above, agreed by all.
 The response to SCDC will fully refer to the concerns of residents and state that these are conclusively shared by this Council.
 Meldreth Planning Committee does request that the application be referred to the South Cambs Planning Committee.
6. **SCDC Decisions:**
6.1 S/4054/19/LD – Greengage Cottage, Bury Lane – Information Only
 Lawful development certificate for existing use of Greengage Cottage as an independent dwelling since August 2004. 'SCDC hereby CERTIFY that on 22 November 2019 the use describes in the First Schedule in respect of the land specified in the Second Schedule hereto and outline in RED on the plan attached to this certificate was lawful with the meaning of Section 191 of the Town and Country Planning Act 1991.
 It is considered that, on the balance of probability, the site edged red known as Greengate Cottage, Bury Lane has been in use as residential dwelling house (class c3) for a continuous period of at least 4 years and therefore this use is lawful.
 Application was noted with no comments raised.
7. **Other items:**
7.1 Construction Hours:
 As part of the governments bid to support the construction sector the government have encourage Local Authorities to adopt a degree of tolerance to the enforcement of planning conditions on construction hours. SCDC would like to seek the views from parish councils and whether they agree to such an action. Construction noise and disturbance is a common source of concern from parishes.
 It was agreed that the Committee understood the reasons for the possible relaxation of construction hours but that each case needed to be decided on its merits. It would depend on location, nature of the work, size of the project and other individual factors. The Committee will look at each application as it is presented and reach a view accordingly. The Clerk will reply to SCDC.
- 7.2 Request for a meeting regarding a 100% rural exception site:**
 Councillors have been asked if they are open for a discussion on a proposal for a rural exception housing scheme in Meldreth.
 A local property agent has asked if the Council will take part in a preliminary discussion about a possible affordable housing scheme to be built in the village on a rural exception site. The Council is willing in principle to have such a discussion, without commitment, but needs to know the location of the proposal. This information is awaited.

There being no further business the Chairman closed the meeting at 20.03pm.

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.