

**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
5th April 2018 at 7pm (19:00hrs)

Present: Cllr R Goddin– Chairman (**RG**), Cllr N Pellatt – Vice Chairman (**NP**), Cllr C A Land (**CAL**), Cllr D Lee (**DL**), Cllr R A Searles (**RS**), and Cllr A Young (**AY**)

In Attendance: Mrs J Damant (Clerk) and District Councillor Hart (PH)

1. **Apologies and agreement for absence:**
There were no apologies as all councillors were in attendance.
2. **To sign and approve the minutes of the meeting held on 15th March 2018**
The minutes were proposed by Cllr Searles, seconded by Cllr Land 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 5 members of the public in attendance.
Concern was raised regarding:
Item 5.7. 25 North End with regards to it being an overdevelopment of the site. Comments have been submitted to SCDC as suggested by the Parish Planning Committee.
Item 5.3. Land to the South of Whitecroft Road with regards to the safety of the proposed development. The transport report is not accurate as they have taken a cursory survey of Whitecroft Road which does not agree to the data that Speedwatch have collated. There is also a concern regarding privacy and the impact it may have on some of the neighbouring dwellings. There has been no mention of the TPO on the tree which will need to be removed to widen the access and that putting in a 5-point junction would be dangerous. Parish Planning Committee requested that all comments be sent directly to SCDC Planning.
Cllr Searles reported that there are 7 objections to this proposed development but that only 1 had been sent to the Parish Council. It is always helpful to the Parish Planning Committee when looking at planning applications that residents let the Parish Council know of any concerns or agreements they may have.
Junction at Whitecroft Road: There was also a request that either the Parish Planning Committee or the full Parish Council look at the junction at Whitecroft Road and Station Road to see if improvements could be implemented. The resident concerned handed out to all members a report they had put together showing some possible improvements. This will be looked and discussed at the next planning meeting or full meeting. Agenda Item for May 2018
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 adjacent to 27 Howard Road** **S/0757/18/FL**
Mr D Bitton
Proposed new dwelling
Meldreth Planning Committee recommend '**Support**' with comments. 'That vehicles leave the premises forwards and therefore do not back out onto the road'. Proposed by Cllr Young, seconded by Cllr Searles all agreed.
 - 5.2 **97 North End (Blenheim House)** **S/0828/18/FL**
Mr & Mrs S Walder
Proposed new access onto the Highway, new access gates, removal of trees and erection of store to side of existing dwelling.

Meldreth Planning Committee recommend **'Support'** with no comments. Proposed by Cllr Goddin seconded by Cllr Pellatt, vote taken 4 in favour of 'support', two in favour of 'objection' - it was felt that another driveway is not needed. Motion to Support carried.

- 5.3 Land to the South of Whitecroft Road S/0971/18/OL**
Mr N and Mr W Elbourn
Outline planning permission for residential development (nine dwellings) with some matters reserved except for access.
Meldreth Planning Committee recommend **'Refusal'** with comments.
'The site lies outside the village development envelope, there are traffic and junction risks which include significant risks, the traffic survey does not demonstrate the density and composition of traffic, there will be additional traffic entering Whitecroft Road at a critical location this is especially the case for fast moving traffic.
There is also no reference to the removal of the Ash tree which has a TPO in order to widen the access.
Proposed by Cllr Land, seconded by Cllr Young all in favour.
- 5.4 7 Brewery Lane, Brewery Farm S/0844/18/FL**
Mr J Bourner
Rear two storey extension and single storey garage side extension
Meldreth Planning Committee recommend **'Refusal'** with comments.
'There is concern with regards to the size of the development and that neighbours may be overlooked by a large wall. It was also felt that the development is not in keeping with the area and is disproportionate.
Proposed by Cllr Land, seconded by Cllr Lee. Vote taken 5 in favour of 'refusal', 1 in favour of 'support'. Motion to Refuse carried.
- 5.5 Woolpack Way, Ransome Lodge S/0903/18/LD**
Mrs Fitzgibbon
Lawful development for proposed addition of a flat roof dormer to existing loft conversion.
Meldreth Planning Committee recommend **'Support'** with no comments.
Proposed by Cllr Searles, seconded by Cllr Pettall all agreed.
- 5.6 126 High Street S/1181/18/TC**
Dr H Baker
Fell three Leylandii type trees in the rear garden. This is in a conservation area.
SCDC Tree Officer has notified the Parish Council that this work is to be carried out due to health and safety. No discussion was taken.
- 5.7 25 North End, The Coppice S/0981/18/FL**
Mrs M Whitney
Demolish existing first floor and roof and retain ground floor. Extend first floor to add bedrooms, change roof, alter front elevation, internal alterations and rear and side ground floor extension and new orangery.
Meldreth Planning Committee recommend 'Refusal' with comments. 'Even though the development is inside the village envelope so objections to size can not be made it was felt that there were other factors to warrant a recommendation of refusal. There will be an issue of overlooking especially to Nos. 29 and 25 North End, is out of character to the area, will be overbearing to the neighbours and as the area is a conservation area it was also felt that the proposed style of the development would not be in keeping with the area. Proposed by Cllr Young, seconded by Cllr Goddin all agreed.

- 6. SCDC Decisions:**
S/4314/17/LB, Malton Farm, Malton Lane has been granted permission for re-roofing of north elevation.
S/0165/18/FL, 5 Oakrits has been granted permission for a single storey rear extension, loft conversion with addition of dormer window and associated alterations.

7. Other items:

Items concerning Marley Eternit regarding appeal submission and S106 agreements will be discussed within the main Parish Council meeting, which follows this meeting.

There being no further business to discuss the Chairman closed the meeting at 7.35pm

Chairman _____ Date: _____
For the avoidance of doubt the only legally acceptable version of the Minutes of Meldreth Parish Council are those signed at the meeting.