

**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 16th March 2017 at 7pm

Present: Cllr C Land – Chairman (**CAL**), Cllr R A Searles (RAS), Cllr C J Fallon (**JF**)

In Attendance: Clerk (Mrs J Damant)

1. Apologies for absence:

Apologies have been received by Cllr Lee, Cllr Stewart and Cllr Pellatt (personal reasons) Meeting is quorate with three councillors present.

2. To sign and approve the minutes of the meeting held on 2nd March 2017

The minutes were proposed by Cllr Searles, seconded by Cllr Fallon, 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 two members of the public in attendance.

Mr & Mrs Munday gave a brief presentation on their application (5.1). They thanked the councillors who had attended a site visit.

Cllr Searles enquired with Mrs Munday if she had been made aware, from the planning department at SCDC, that the pre-application advice they had been given by SCDC did not consider that the site was in an area designated as a Protected Village Amenity Area (PVAA), Mrs Munday was not aware of this. The Parish Council had received an email from John Koch, Senior Planning Officer at SCDC stating that the residents may not have been made aware of this fact that the land does form part of a PVAA and that this is a material planning consideration. Mrs Munday did inform the meeting that she had enquired with SCDC and had specifically asked this question. Mrs Munday also stated that SCDC have all the information and maps and it has always been reported in discussions and in the application that the amenity value of the land is important. Mrs Munday feels that the PVAA remains unchanged by the proposed development. Cllr Searles reported that the pre-application advice does state the amenity of the land needs consideration but does not refer to it specifically as a PVAA.

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:

5.1 114 High Street, Court Stables

S/0700/17/FL

Mr & Mrs Munday

Construction of a single storey dwelling and carport within existing private garden with new driveway access off highway.

Following on from the public discussion the council are concerned that the PVAA had not been considered in the pre-application advice. The main purpose of a PVAA is that applications that will have an adverse impact on the character, amenity, tranquillity or function of the village will not be permitted. Since part of the proposed bungalow and the car port will be visible through the proposed driveway from High Street it was felt by the committee that character and amenity will be affected in this important centre of the village, which is the setting for the Grade II listed Court.

Access and materials being stored on site need to take into account the welfare of the trees. The tree warden has also sent in a detailed tree report where there is concern that the tree roots may suffer damage if a Protected Root Zone (PRZ) is not adhered to. There can be compaction of the ground around the build by construction equipment and this can kill trees; there also appears to be limited space around the site which is not within tree root zones.

Access is of concern coming out onto the busy High Street as is the potential for increased car parking on High Street as only one off-street parking space is proposed. The pre-application does suggest a rear access route be considered,

this would make screening the new development from view easier because as proposed the bungalow and carport will both be visible through the proposed access route. Concern was expressed that the site was going to be difficult for the access of construction materials and equipment with the danger of a compaction of soil on tree roots at the detriment to the health of the trees.

If SCDC are minded to approve this application that conditions should be imposed based on the recommendations from OMC Associates regarding the method of construction of the foundations and other tree protection measures.

Tree Warden's report to be included in the response.

The Parish Council planning committee felt that they had no alternative than to recommend REFUSAL as the site was within an important PVAA with the considerations given above.

5.2 20 Fenny Lane,

S/0821/17/TP

Mrs A Fielder

T1 Ash – crown lift to 3m over public footpath. Cut back 1 lateral limb, approx height of 6m, which is growing over road and power line back to upright mature regrowth. Heavy limb over power line, risk to power line.

Tree Warden is happy with this proposed work. Parish Council noted the application but have no comment.

6. SCDC Decisions:

There were no decisions.

7. Other items:

An emergency tree application has been received from 67 High Street, S/0849/17/TC which is to fell a dangerous Pine tree blown down by the recent storms. Parish Council have no comments to make on this.

There being no further business the meeting closed at 7.10pm

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.