

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 15th June 2017 at 6.30pm

Present: Cllr R Goddin – Chairman (**RG**), Cllr C Land (**CAL**) and Cllr A Young (**AY**)

In Attendance: Clerk (Mrs J Damant)

1. **Apologies for absence:** (*LGA 1972 sch 12 para 40 – Quorate is one third but no less than 3 members LGA 1972 sch12, para 45*)
Apologies have been received by Cllr Lee, Cllr Searles and Cllr Pellatt (personal reasons)
2. **To sign and approve the minutes of the meeting held on 1st June 2017**
Clarification on the Agenda of the 4th May. It was minuted that an amendment had been made regarding the wording for item 6 on the previous minutes (20th April), this was incorrect, the change had actually been made to the Agenda, item 6 for the 4th May where by the wording had later been corrected on the minutes of the 4th May. 'This application was considered by the Chair of the Planning Committee and the Head of Development Management on 24th April at SCDC and not as appeared on the agenda 'This application was considered by the Planning Committee on 24th April at SCDC'.
3. **Public Participation** (For up to 15 mins members of the public may contribute their views and comments - 3mins per item)
There were no members of the public in attendance.
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 **6 Whitecroft Road** **S/1921/17/FL**
Thompson
First floor extension above existing single storey garage.
The Planning Committee recommend 'Refusal' with comments.
The proposed extension is out of keeping in term of size, character and finish.
Loss of privacy to adjacent dwelling at 29 Oakrits.
The proposal appears to be contrary to DP2 of the Development Control Policies.
 - 5.2 **61a High Street** **S/1958/17/TC**
Bernice Gregory
T1, Fell Sycamore, T2, reshape young Acer, T3, reshape young Acer, T4, reduce Sycamore
The Planning Committee have no comments, all in favour of the proposed works.
 - 5.3 **Land between Burtons and West Way, off Whaddon Road** **S/2939/16/FL**
Mrs P Sole, Solestream House
Residential development to provide affordable housing comprising 4no2 bedroom flats and 1no2 bed detached bungalow, Access road, residents and visitors parking and open space. **INFORMATION ONLY**
Though this is for information only it was noted that there appears to be insufficient allocated proarking for the proposed dwelling. There is also uncertainty on the design of the bungalow which now is L Shaped. Is the heras fencing a permanent fixture? Clarification is also sought regarding the refuse bin collection to turning head on West Way.
6. **SCDC Decisions:**
64 Whitecroft Road S/3517/16/LD – Lawful development certificate for the creation of an outbuilding for home office, sewing room and gym. 'Refusal of Certificate of Lawful Proposed use or Development. The proposal is not in accordance with Class E, sch2, pt 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

7. **Other items:**

70 Whitecroft Road, S/1073/16/OL – Erection of 9 residential properties and other associated works. Application has been considered by the Chair of the Planning committee and the Head of Development Management on 14th November 2016. It was agreed at the meeting that the application should be determined under delegated powers for the following reasons:

- The site is not of a scale that would warrant consideration by the planning committee.
- Whilst the site is located outside the village framework, due to a lack of five year housing land supply, site for residential units outside of this area can be considered.
- Provision of 40% affordable housing will be required from the development and this will be offered firstly to local people.
- The Highways Authority have reviewed the scheme in regards to the impact of the two access points and consider this to be suitable subject to a condition ensuring there are visibility splays in both directions.

Officers will now finalise their delegation report but it is confirmed that the decision will be that of approval.

Maycroft Residential Home: Work is intended to commence on the 19th June; however they have been unable to get all the pre-start planning conditions discharged via SCDC. The first phase includes taking down part of the front wall down, this will give a temporary access route. The whole wall is to be taken down and rebuilt at a later date. The first phase is the wing to the rear of the existing building and once that has been completed, phase 2 which is the demolition and rebuilding of the existing home, will begin. The taking down of the front wall will ensure that construction traffic is not parked on the road and the wall will be

There being no other business the Chairman closed the meeting at 7.30pm,

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.