

Minutes of a planning committee meeting held on Monday August 15th at 6.30pm in the Shelford Sports Pavilion.

Present; Cllrs Hodge (Chairman), Coggins, Fane, Harwood, Nettleton, Nightingale and Talbott

1 Apologies. Cllr Milson

2. No declarations of interest.

12 members of the public and Cllr Ashurst were present to speak on the application for 25 Westfield Rd.

3. The minutes of the meeting of 25th July were received, approved and signed.

4. Current applications

S/1962/16/FL Magog Court Hinton Way. New agricultural access.

Recommend refusal. In the applications submitted in 2014 and 2016 it was clear that the existing access would be used to serve these new buildings, in fact they can only be reached by going along the northern edge of the building that was permitted change of use to B1 or B8 use in 2015. Therefore the design and access statement is incorrect in that it will take agricultural vehicles away from the existing access. We have concerns that a new access will open this part of the green belt to further development to the detriment of open, rural character of the area.

S/1960/16/FL 25 Westfield Rd. Outline planning permission for the erection of two dwellings following demolition of existing dwelling.

Cllr Nightingale declared an interest.

Recommend refusal. Although there are examples of backland development on this side of Westfield Rd they are either longstanding or are on plots with a significant widths ranging from 16 to 20 metres.

The plot widths of the application and adjoining sites range from 9 to 12 metres.

As a result of this narrow width, extensions on adjoining properties have been to the back and front of the properties resulting in windows along the boundary. The proposal to place a driveway immediately adjacent to these windows and the associated vehicle movements will be detrimental to the residential amenities of the occupiers of 23 Westfield Rd.

The erection of a two storey house to replace a modest bungalow which forms part of the character of this part of Westfield Rd would be contrary to advice contained in DP/2 of the Adopted LDF Development Control Policies and HQ/1 of the Proposed Local Plan which state new development should be compatible with its location and appropriate in terms of scale, mass and form siting etc. and should preserve the character of the local area.

The proposed one and a half storey dwelling to the rear of the site would be contrary to advice contained in H/15 of the Proposed Local Plan which states that the development of land used as residential gardens will only be permitted where there would be no significant harm to the local area taking into account the character of the local area and any direct and ongoing impacts on the residential amenity of nearby properties.

The proposed building and driveway will adversely impact on the amenities of adjoining properties.

S/1863/16/FL 6 Cabbage Moor. Two single storey extensions

No objections to proposed extensions. As Cabbage Moor is a narrow road could a note be placed on any permission that works vehicles should be parked within the site?

S/1902/16/FL 11 Stonehill Rd. Two storey side and rear extension.

In view of similar extensions on properties on this side of Stonehill Rd; no objections as long as the neighbours are happy.

S/1907/16/FL 11A Hinton Way. New close board fence on boundary.

In view of adjoining 2m high fence, no objections.

S/1928/16/LD 11A Hinton Way. Lawful Development Certificate for proposed single storey rear extension. No objections.

S/1801/16/LD 7 Church St. Lawful Development Certificate for the removal of old clunch wall at rear of property.

Clunch and clay batt walls have been identified as a feature of boundaries of properties in Gt Shelford in the Conservation Area appraisal and the Village Design Statement that should be retained and maintained.

Normally we would oppose the demolition of such a feature but as it is at the rear of the property, is in a poor state and difficult to maintain because of the proximity of the garage wall and fence, we do not object.

S/2009/16/FL 11 Cambridge Rd. Erection of 2 detached dwellings and garages.

No objection to most of the development but have concerns about the replacement of the stables which are an appropriate building in the green belt by the garage. Would prefer to see the garage built within the village envelope and P.D. rights removed.

5. To note applications determined since 25thth July.

Approval

/1452/16/FL 35 Leeway Ave. Alterations and extensions.

Withdrawn

S/1533/16/FL 235 Hinton Way Two storey rear extension.

6. Tree applications.

Waverley Park Felling of Horse chestnut. Recommend refusal.

37 Woollards Lane Reduce and trim plum. No objections.

Copse. Recreation ground. Re-pollard 2 limes. No objections.

172 Cambridge Rd. Groundworks which may affect TPO hornbeam. Happy to leave decision to Tree Officer.

Ian Lorman, Tree Officer at SCDC reported that 3 TPO horse chestnuts at Abberley Woods were in a poor state with significant decay and should be felled. An application will be submitted. It is proposed to replace them with Italian alders.

7. The Neighbourhood Area designation would go out for consultation from 5th Sept for 6 weeks to 17th Oct.

It was agreed that a Housing Needs Survey should be undertaken.

8. As there were no other matters for consideration the meeting was closed at 7.30pm.