

**Minutes of a Meeting of the Planning Committee held on 14th January at 7pm in the Great Shelford Sports Pavilion.**

Present; Cllrs Hodge (Chairman), Coggins, Harwood, Milson, Shelton, Talbott and Nightingale.

1. Apologies: Cllr Fane.
2. No declarations of interest.  
2 members of the public were present to talk about the application for 11 Leeway Ave.
3. The minutes of the meeting of 10<sup>th</sup> December were received, approved and signed.
4. Current applications.

S/2879/15/FL 200 Cambridge Rd. Mr D. Spiller. Proposed new dwelling.

Recommend refusal.

The Parish Council has always opposed backland development along Cambridge Rd. (See S/1990/07/F which was dismissed on appeal.) This proposal to extend what was given permission as a garden store into a dwelling would set an unwelcome precedent for similar extensions to the detriment of the amenities of adjoining properties.

The siting of the proposed drive and the associated traffic movements will adversely affect the amenities of the occupiers of 198 Cambridge Rd and the existing property at 200.

S/2994/15/FL 11 Leeway Ave. Ms D. Smith. Extension and alterations.

No objections as long as the neighbours are happy.

S/3073/15/FL 144 Cambridge Rd. Mr O. Kuwaidier. Erection of 8 flats.

Recommend refusal.

The appeal decision for the rear extension has expired so we are considering this proposed development afresh.

The property to the west of the site has temporary planning permission for student accommodation and B & B use with car parking to the north of the site. This car parking should be removed from the area outlined in red as it does not relate to the proposed development.

The proposal amounts to backland development which we have always opposed in Cambridge Rd, and is of a scale and design which is out of keeping with those of adjoining properties. The windows at 1st and 2nd floor level on the south elevation and the accessible green roof at first floor level will adversely affect the residential amenities of both 140 and 138 Cambridge Rd by overlooking. The proposal is therefore contrary to Policies DP/2 and DP/3 of the LDF Development Control Policies.

In addition there is inadequate satisfactory amenity space in that all that which lies to the south of the proposed building is adjacent to 4 bedrooms and is therefore not suitable for public use.

It is accepted that there is a certain amount of traffic passing 144 and 146 Cambridge Rd but the proposal would almost double that amount to the detriment of the residential amenities of both properties and the noise associated with movements into and out of the basement would adversely affect the amenities of 140 Cambridge Rd.

Shelford Lodge only has planning permission for a further 2 years as a B&B etc and this proposal could prejudice a long term, well planned use for that property.

S/3121/15/VC Caius Farm, Shelford Bottom. Arthur Rank Hospice. Reduction in width of approved cycleway.

No objections.

5. To note applications determined since 10<sup>th</sup> December to 14<sup>th</sup> January 2016.

Approvals.

S/2562/15/FL, 39 Tunwells Lane. Mr. P. Rhodes. Enlargement of gateway, replacement gates and railings.

S/2688/15/FL 38 London Rd. Mr & Mrs Mee. 2 storey side and rear extension.

S/2718/15/FL Block C, Quern House, 5 Mill Court. Tarras Park Properties Ltd. Installation of 5 wall mounted condenser units.

S/2806/15/FL 78 High Street, Mr Gary Vindis, Erection of detached car port (Part retrospective).

S/2857/15/FL 2 Woollards Lane. Mr & Mrs Scahill. Single storey front extension.

S/2904/15/FL 3 Redhill Close. M. De Simone. Extensions and alterations.

S/0291/15/FL The Railway Tavern, Station Rd. Erection of 12 dwellings. Allowed on appeal.

Refusals

S/2759/15/LD 50 Hinton Way. Mr & Mrs P. Dootson. Replacement single storey rear extension.

S/2783/15/FL, 19 Hinton Way. Mr. D. Southby. Rear dormer window

S/2859/15/FL 38 High Green. Mr & Mrs. Barnes. Side and rear roof extension.

6. Tree applications.

3 Woodlands Rd. Felling of 6 larch trees. Recommend refusal.

41 Buristead Rd. Felling of 3 horse chestnut and 2 ash trees. Happy to leave decision to Ian Loman.

7. Extension to Addenbrookes Bioscience site proposed in Local Plan. Agreed that we would oppose the proposal. BH to draft document giving reasons for refusal to be considered at full council meeting.

8. As there were no other matters for consideration the meeting was closed at 7.55p.m.