

Minutes of a Meeting of the Planning Committee held on 23rd March at 7pm in the Great Shelford Sports Pavilion.

Present; Cllrs Hodge (Chairman), Shelton, Fane and Nightingale.

1. Apologies: Cllr Harwood, Coggins, Talbott and Milson.
2. No declarations of interest.
3. The minutes of the meeting of 22nd February were received, approved and signed.
4. Current applications *

S/0338/16/AD 39 Woollards Lane. Tucker Gardner. New fascia sign. No objections.

S/0390/16/PN Arnolds Farm, Shelford Bottom. Mr A Rayner. Proposed grain store. Permission already granted.

S/0549/16/FL 14 Redhill Lane. Mr P Yadav. 2 storey side and single storey rear extensions. As there is a similar side extension at no. 12 no objection in principle, but wonder if a sunlight analysis may need to be carried out to assess the impact on the south facing ground floor window in the property to the north. No recommendation.

S/0557/16/FL 15 Shelford Park Ave. Mr A Priest. 2 storey side and single storey rear extensions. Recommend refusal. We would like the extension to mirror that of No.13 (the design here was a result of concerns about the terracing effect of 2 storey side extensions) with the first floor set back so the extension appears subservient as recommended in the design guide and to avoid the terracing effect . We would also like to see side access so wheelie bins can be stored to the rear. It would be preferable if the porch roof matched that of the adjoining property.

S/0592/16/FL 22 Mingle Lane. Mr A Phillips. New front wall, piers and gates. As this end of Mingle Lane has quite a lot of hedges we wonder if some planting could be used to soften the impact of the wall and gates.

S/0619/16/FL 6 Walden Way. Mr F Murphy Extension to bungalow. No objections.

* Cambridge City applications on Addenbrookes site.

* 16/0176/OUT Development of up to 75,000 sqm floorspace (excluding plant areas) of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2); up to two multi storey car parks; open space and landscaping and all other associated supporting infrastructure.

* 16/0165/FUL Erection of a building for Biotech and Biomedical research and development and production together with associated supporting Headquarters and Logistics function along with associated infrastructure to include; access, services, drainage, electric and gas infrastructure, external ancillary structures, car and cycle parking and hard and soft landscaping.

Concerns were expressed at the very small distance between the buildings, new road and the watercourse to the south of the site. We believe the 20m buffer as proposed in the Local Plan should be adhered to, so a good landscape edge to the site can be created.

We believe the indicative building heights to the east of the site are too great and do not give a stepped down effect as would be expected at the edge of the site. In addition they would be overbearing in relation to the houses on the Bell school site.

The proposed multi storey car parks would be visually intrusive and have an adverse impact on the open landscape and views from the south. In addition every effort should be made to reduce the number of car journeys to the site to lessen the impact on surrounding roads and villages

5. To note applications determined from 22nd February 2016

Approvals.

S/2335/15/FL White Hill House, Granham's Rd. Mr J. Pemberton. Demolition of White Hill Farmhouse and stables and replacement dwelling, barn conversion, new garage and outbuilding and swimming pool.

S/2395/15/FL 150 Cambridge Rd. Mr. O. Kuwaidar. Erection of 2 No 4 bed house following demolition of existing dwelling.

S/3221/15/FL 23 Coppice Ave. Lewis. Cycle storage shed in front garden.

S/3286/15/F. 8 Tunwells Lane, Ms K. Tassell, Single storey rear extension.

S/3227/15/FL 26 Hinton Way. Mr N. Will. Proposed two storey front extension.

S/0005/16/FL 29 Hinton Way. Front extension, timber cladding etc.

S/0070/16/FL. 50 Hinton Way, Mr & Mrs Dootson, Replacement single story rear extension

S/0278/16/FL 11 Leeway Avenue. Dominique Smith. Ground floor rear/side

Refusals

S/2714/15/FL Former Shrublands, Kings Mill Lane. Mr. Shepherd. Demolition and erection of new house.

S/0138/16/FL 18 Tunwells Lane. Mr & Mrs Wade. Single storey front extension and two storey side extension.

S/0165/16/FL 19 Hinton Way. Mr Southby. Extension to house to form new dwelling.

Withdrawn

S/2820/15/FL Railway Tavern, Station Rd. Demolition of existing building and erection of 12 dwellings. (This is the amended application).

S/0356/16/FL 38 High Green Mr & Mrs Barnes. Side and rear roof extension.

6. Tree applications

21 High Green. Fell 2 Laburnums. No objections.

1 Woodlands Rd. Fell group of small trees. No objections but could they be replaced by a single specimen tree?

7. Neighbourhood Plan Roadshow and SCDC Parish Planning Forum – Reports to be circulated later.

8. As there were no other matters for consideration the meeting was closed at 7.45p.m.