

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton
Cambridge CB3 0FH

Minutes of Planning Committee of Monday 1st March 2010 in the Cotton Hall, Girton at 7.00pm

Present: Cllr Clift (Chairman) de Lacey (PC Chairman), Cllrs Gordon, Thorrold, Bromwich, and Joanne Garner. Five members of the public.
In attendance: R Stone (Clerk)

Agenda

09/182 Welcome by Committee Chairman

Cllr Clift welcomed everyone to the meeting.

09/183 Apologies for absence

Cllrs Martin, & Taylor.

09/184 Members' declarations of interest for items on the agenda

Cllr de Lacey declared a personal notice in Item 09/188/3 as a neighbour of the applicant.
Cllr Gordon declared a personal notice in Item 09/188/4 as a trustee of Girton Town Charity.

09/185 Open Session for the Public

Members of the public spoke on Item 09/188/2 opposing the approval of a certificate of lawfulness for siting a caravan; and against retrospective approval of the Wellbrook Way signs (Item 09/188/1).

09/186 That the minutes of the meeting on 8th February 2010 be approved

Prop: Cllr de Lacey Sec: Cllr Gordon. Approved with one abstention.

09/187 Matters arising from the minutes

None.

09/188 Planning Applications (for recommendation)

1. S/0085/10/A Retrospective approval for signs at Wellbrook Court, Electricity Supply Nominees Ltd

Refused. Comments: The position and size of the current size of the sign is inappropriate. All that is required is a smaller external road sign stating Wellbrook Court with a more detailed sign at the entrance to the offices.

2. S/1047/10/LDC Certificate of lawfulness for siting of a caravan on land to the north east of Green Acre Farm, Oakington Road. Mr Joseph Calladine.

Refused. Comments: As detailed at Appendix A.

3. S/0174/10/F Extension & garage/workshop following demolition of existing garage and sunroom at 14 Woodlands Park. Mr J Young.

Approved. Comments: It was noted that the extension was large but not too obtrusive. Whilst no front to back access is available it will provide adequate access for lawnmowers and wheelbarrows.

4. S/0200/10/F Change of use from residential to office. 18 High Street, Girton. Girton Town Charity.

Approved. No comments.

09/189 Notification of withdrawn planning applications

1. S/1763/09/F 16 One bed extra care apartments, Gretton Court, Barton Housing Association

Noted.

09/190 Notification of approved planning applications

1. S/1825/09/RM Reserved matters for the appearance, layout and scale of outline planning permission (S/0624/09/0) for the erection of a bungalow at land to the north west of 97 High Street
2. S/1884/09/F Conservatory at 11 High Street. Mr P Neal.

Noted.

09/191 To give initial consideration to any planning applications received between 23rd February 2010 and 1st March 2010.

None received.

The meeting ended at 7.40pm.

Appendix A

Girton Parish Council response to Planning application S/1047/10/LDC

Girton Parish Council wishes South Cambridgeshire District Council to take the following facts into consideration in assessing whether a Change of Use certificate is appropriate for this site.

1. The van which has been on the land since 1995 is extremely small, and in a severely dilapidated condition; it cannot be regarded as a human habitation.
2. According to neighbours, it has not been lived in at least since 1995 when Mr Calladine bought the land. Please see the neighbour letters submitted. We note that although the supporters of Mr Calladine's application use phrases like his "home base" his neighbours state he has not lived in the van.
3. The Parish and the District have for many years been attempting to locate the owner of the van to have it removed as it has constituted an eyesore and appeared to be permanently abandoned. The Parish Council has appealed to the District Council many times through Councillor Bullman to assist in this but his reports have always been that the owner cannot be traced. This has been ongoing since at least 2004. We request that Enforcement officers be consulted on the steps taken. We are aware that previous applications (when again the van had been on the land for 10 years) were rejected by SCDC and we see no change in the circumstances now. This use of the land cannot therefore be regarded as uncontested.
4. The site functions as a gateway to Girton and it is therefore a wholly inappropriate location for a traveller pitch. The Parish Council has been attempting to tidy up and beautify this entrance to the village: a row of oak trees was planted by the Council on Girton Golf Club land facing Oakington Road in 2008.
5. The site was not identified as a suitable location for a traveller pitch in the recent GTDPD and fails the criteria therein for suitability. Section 55A of the 1990 Act indicates therefore that no application for permission should be granted.

Girton Parish Council is therefore opposed to any change of use being applied to this land, and wishes Mr Calladine to remove the vans currently occupying it and keep the land in a tidy state appropriate to its location at the entrance to the Village.