

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton

Minutes of the meeting of Girton Parish Council Planning Committee held on Thursday 11th October 2012 at 7.30 p.m. at St Vincent's Close Community Centre, Girton.

Members of the public were invited to attend and to speak at Item 12/169

Present: Cllrs: Taylor (Chairman), Bromwich, de Lacey, Thorrold

1 member of the public

In Attendance: S Cumming (Clerk)

12/166 Welcome from the Committee Chairman The Chairman welcomed everyone to the meeting, especially the member of the public.

12/167 Apologies for Absence Apologies had been received from Cllrs Cockley, Gordon, Martin and Westley and the Chairman accepted their reasons for absence.

12/168 Members' declarations of interest for items on the agenda. None.

12/169 Open session for members of the public. A resident of Wellbrook Way spoke about item 12/178.1. He welcomed the development of the land at the entrance to Wellbrook Way, but felt there are a number of questions to be raised regarding the application, many of which relate to the density, massing and adjacency of the proposals:

1. Were the planners consulted prior to the application and if so was their advice followed?
2. The development appears to be over-developed, how do the proposals compare with regard to plot density with local authority guidelines and other developments in Girton?
3. The development has no green space or play areas for community use which is poor considering the number and type of dwellings.
4. All dwellings are arranged back-to-back. This does not support the feeling of community and is a reflection of poor design.
5. The height and proximity to the road (Wellbrook Way) of plots 7 to 1 is not suitable. The current proposals create an oppressive 'bottleneck' or wall at the entrance to Wellbrook Way which is not acceptable.
6. The design for the continuation of the 1.8m estate wide public footpath is out of character with the rest of the estate. The plots facing the path (12-18) are too close to the path and create a 'bottleneck' to the area.
7. Why are the development roads remaining in private ownership?
8. Space/access for refuse collection vehicle movements appears to be poor.
9. Have any studies been undertaken to ensure that the proposed development does not over-load existing drainage infra-structure (both foul water and surface water)?
10. The drawings do not seem to indicate where surface water is drained to and how it is attenuated, this should be clarified.
11. The development plans to link to the foul water sewer in Wellbrook Way – it should be clarified whether this sewer has been adopted.
12. The development plans to link to the foul water sewer in Wellbrook Way – this land is still in private ownership – has the developer received permission to make this connection?
13. What measures are proposed to achieve sustainable design (ie solar hot water, pv etc)?
14. What measures will be taken to stop cars parking on Wellbrook Way in front of plots 1 to 7?
15. What measures will be undertaken to reduce the level of disruption caused during construction?

The Chairman of the Committee thanked the member of the public for raising these queries, which will be put to the management team at Stepford Homes, prior to their meeting with the Parish Council on Wednesday 17th October.

12/170 That the Minutes of the Planning Committee Meeting held on 26th September, 2012 be approved.
The Minutes were proposed as a true record by Cllr Taylor, approved unanimously and signed by the Committee Chairman.

12/171 Matters arising from Minutes None.

12/172 Planning Applications (for recommendation)

1. S/1939/12/FL Erection of three dwellings, garaging with residential annexe above and associated works following demolition of 19 Bandon Road, Girton. Location: 17-19 Bandon Road. Applicant: Mr S Bell. The Clerk has received three letters from residents of Bandon Road, commenting on this application – two raised no objections and the third's objections were forwarded to South Cambridgeshire District Council Planning Department. It was noted that the development will affect 14-15 gardens. Members of the Committee noted:

* That the development would be out of keeping with the rest of the area.

* That there would be over-development.

* That the development would infringe on other people's well-being.

For information, it was noted that the loss of a bungalow represents a loss for a particular market segment i.e. for the elderly or disabled. Despite these comments, the Committee approved the application.

2. S/1704/12/LB Pair of fire doors to cloister corridor – amendment to S/1191/11 – at Girton College, Girton. Applicant: Girton College.

It was noted that this is a listed building matter rather than a planning matter. The application was approved unanimously.

3. S/2044/12/FL Rear and side extensions, internal alterations and conversion of garage to form granny annexe in conjunction with the main residential accommodation at 122 Thornton Road, Girton. Applicants: Mr & Mrs J de Winter

The Committee recommended that a covenant is put on the application to maintain its use as a granny annexe rather than a separate dwelling. Approved unanimously.

12/173 Notification of Approved Planning Applications – Subject to conditions None.

12/174 Notification of Refused Planning Applications. None.

12/175 Notification of Non-Material Amendments to Planning Applications. None.

12/176 Certificates of Proposed Lawful Use or Development.

1. S/1797/12/LD Alterations at 5 Lawrence Close, Girton. Applicants: Mr & Mrs G Twomey
Noted by the Committee.

12/177 Enforcement cases since last Planning Committee Meeting. None.

12/178 To give initial consideration to any planning applications received before 8th October, 2012.

1. S/1996/12/FL Residential development comprising 22 dwellings with road, parking and associated landscaping at Wellbrook Way, Girton. Applicant: Stepford Homes. For initial consideration only. The Parish Council Chairman will send a list of questions to the Managing Director of Stepford Homes, prior to the presentation by Stepford Homes at the Parish Council Meeting to be held on Wednesday 17th October.

The meeting closed at 7.45 p.m.