

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 Tuesday 6th November 2012 at 7.00 p.m. at St Vincent's Close Community Centre, Girton.

Members of the public were invited to attend and to speak at Item 12/182

Present: Cllrs: Taylor (Chairman), Cockley, de Lacey, Gordon, Thorrold (from item 12/185.3), Westley
Mr I Fieldhouse (Stepford Homes)

In attendance: S Cumming (Clerk)

12/179 Welcome from the Committee Chairman The Committee Chairman welcomed everyone to the meeting.

12/180 Apologies for Absence Apologies had been received from Cllrs Clift, Garner and Williams, and the Chairman accepted their reasons for absence.

12/181 Members' declarations of interest for items on the agenda None.

12/182 Open session for members of the public

Mr Ian Fieldhouse of Stepford Homes spoke to item S/1996/12/FL, the planning application for 22 houses to be built at Wellbrook Way. The area has been a brownfield site since the 1990s, previous planning consent having been given for office use. The application has been driven by the point of access. The development is designed to be a shared space.

12/183 That the Minutes of the Planning Committee Meeting held on 11th October, 2012 be approved. The Minutes were proposed as a true record of the meeting by Cllr Taylor, seconded by Cllr de Lacey, and approved unanimously.

12/184 Matters arising from Minutes None.

12/185 Planning Applications (for recommendation)

1. S/1996/12/FL Residential development comprising 22 dwellings with road, parking and associated landscaping at Wellbrook Way, Girton. Applicant: Stepford Homes

The planning application was recommended for refusal on the following grounds:

- i) The social implications of a lack of green space and back-to-back housing orientation.
- ii) The orientation of the houses demonstrates a lack of consideration regarding renewable energy sources.
- iii) The height of the buildings – particularly the visual effect of the estate to those entering Wellbrook Way is felt to be inappropriate for the estate as a whole.
- iv) The lack of consideration of non-car transport options and no space to implement the proposed car-share scheme in the transport plan.

It was noted that if this development is delayed until the road is adopted a far preferable design would be possible.

Mr Fieldhouse left the meeting at this point.

2. S/1921/12/FL Proposed two-storey side extension and single-storey rear extension to a dwelling house at 11 Mayfield Road, Girton. Applicant: Ms K Flook

Approved unanimously.

3. S/2141/12/FL Single and two-storey rear extension with minor alterations at 10 St Margaret's Road, Girton. Applicants: Mr & Mrs S McIntosh

Approved unanimously.

4. S/2177/12/FL Change the garage use to storage. Add second off road parking space at front of house to replace garage parking. Create new living room from driveway under house at 102 Wellbrook Way, Girton. Applicant: Miss A Ristic

The planning application was recommended for refusal on the following grounds:

- i) Concerns were raised that this application would add to on-road parking.
- ii) Concerns that the plans would affect neighbours in terms of the face of the whole terrace.

iii) Concern that this application would set a precedent and that there would be difficulties at the back of the terrace because it was not designed for everyone to be driving cars in.

12/186 Notification of Approved Planning Applications – Subject to conditions

1) S/1505/12/FL Proposed first floor rear extension at 82 Thornton Road, Girton. Applicant: Mr J Soosaipillai.

Noted by the Committee.

12/187 Notification of Refused Planning Applications. None.

12/188 Notification of Non-Material Amendments to Planning Applications.

1. S/1939/12/FL Amendment to proposed erection of three dwellings, garaging with residential annexe above and associated works following demolition of 19 Bandon Road, Girton - reduction in scale of western garage building. Applicant: Mr S Bell.

Noted by the Committee.

12/189 Certificates of Proposed Lawful Use or Development.

1. S/2282/12/LD Proposed single storey rear extension, rear box dormer, side roof extension, rooflights and flat roof, detached garage of dwelling at 129 Girton Road, Girton. Noted by the Committee.

2. S/1677/12/LD Use as self-contained single-storey one-bedroom flat at 2A Thornton Road, Girton, on the grounds that it has been so used for the past four years without complaint.

Noted by the Committee. Members expressed their concern that this situation was allowed to arise.

12/190 Enforcement cases since last Planning Committee Meeting (previously circulated). The Clerk read out details of enforcement cases in Girton since the last Planning Committee Meeting, which were noted by the Committee.

12/191 To give initial consideration to any planning applications received before 5th November, 2012.

Four planning applications have been received since the agenda was published. The Committee Chairman recommended that these be given full consideration as business items at the next Planning Committee Meeting.

The meeting closed at 7.35 p.m.