

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton

Minutes of the Girton Parish Council Planning Committee Meeting held on Tuesday 5th August, 2014 at 6.00 p.m. at St Vincent's Close Community Centre, Girton.

Members of the public were invited to attend and to speak at Item 14/131

Present: Cllrs: M Taylor (Chairman), Buckler (from item 14/134.2), Bygott (from item 14/131), de Lacey, Gordon, L Taylor, Whittle, Williams.

3 members of the public

In attendance: S Cumming (Clerk)

14/128 Welcome from the Committee Chairman. The Committee Chairman welcomed everyone to the meeting, especially the members of the public.

14/129 Apologies for Absence. Apologies had been received from Cllrs Barnes, Cockley, Godby, Noble and Simpson and the Chairman accepted their reasons for absence.

14/130 Members' declarations of interest for items on the agenda. Before asking for declarations of interest, the Chairman noted that since the Council has a MUGA which it rents to the public, all Councillors have a disclosable pecuniary interest in 14/134.3 (Application S/1372/14/FL) which includes a MUGA which is to be rented to the public. Having taken legal advice, he proposed the emergency motion 'That the council delegates the power to grant dispensations to the Clerk. The power rests with the relevant authority under Section 33(1) of the Localism Act 2011 and the basis is set out under section 33(2)'. Seconded by Cllr Gordon and approved unanimously. All Councillors present then filed applications for a dispensation for the above item which the Clerk granted.

14/131 Open session for members of the public. Two neighbours spoke about application S/1629/14/FL, the first having been disappointed not to have received a notification letter about the application, with no planning application notice affixed to the property. The right to light in the neighbouring property had been infringed, with the proposed building blocking out natural light. The Design and Access Statement is incorrect in stating that there would be a 3m projection as it would be more than 3.5m high. The boundary hedge had been marked inaccurately. Privacy would be lost, and the building would be too dense for the plot. Also the design is too modern as neighbouring houses were built in the 1910s. The second speaker also commented on the front façade not being in keeping with other properties, and the removal of light and privacy from adjacent properties. The Planning Officer has been requested to visit the property to view concerns. The parking provision for only two cars is insufficient and there would be overdevelopment of the site. Neighbours were advised that they are under no obligation to allow access to their own properties regarding the application. A resident spoke about application S/1372/14/FL. The application would be in the greenbelt, in a very quiet and dark area after the sun goes down. Extensive floodlighting is proposed and this would have a detrimental effect on light pollution. The resident has suggested that the applicants put the pitches on the southern side which would mitigate light pollution, and has suggested the planting of broadleaf trees. There would be increased usage hours for the site of weekday nights until 10pm and weekends until 7pm. The site is currently floodlit from September to March but it is unclear which months floodlighting would be used in the new application. The resident suggests that the plan be modified, that the hours and times of year of usage be given, and that there is additional tree planting undertaken.

14/132 That the Minutes of the Planning Committee Meeting held on 16th July, 2014 be approved. The Minutes were approved as a true record and signed by the Committee Chairman.

14/133 Matters arising from Minutes (for information only). None.

14/134 Planning Applications (for recommendation)

1. S/1556/14/FL Conversion from one dwelling to two separate dwellings at 6-8 Giffords Close, Girton. Applicant: Mrs B Uscinska. The property was built as two semi-detached dwellings so there would be no

structural change needed to convert back to two dwellings. Approved with one abstention.

2. S/1629/14/FL Erection of new 4-bedroom two-storey dwelling following demolition of an existing 2-bedroom bungalow at 65 Cambridge Road, Girton. Applicant: Mr K Astin, Castro Ltd. The Committee rejected the application with six votes against and one abstention, for the following reasons. The building would threaten the loss of ancient lights and a light appraisal should be made. A query was raised regarding whether windows would be overlooking neighbouring properties. The size of the proposed dwelling is totally out of keeping with others around it. As bungalows are not built anymore, the Committee is concerned at the loss of this type of building stock. The Case Officer is asked to consider this. As adjacent properties did not receive notification and there is no sign of the proposed works on the property, the procedures need to be re-done and a postponement may be needed. The discrepancy in the design and access statement was noted.

3. S/1372/14/FL Demolition of the existing pavilion and development of a new sports pavilion, two fenced and floodlit pitches, car, coach and cycle parking and associated landscaping and access improvements at Howe Close Sports Ground, Huntingdon Road, Girton. Applicant: Anglia Ruskin University. The Committee rejected the application, with one abstention, on the following grounds. Although the demolition and replacement on greenbelt is acceptable according to planning law, the Council supports all other comments made by Dr Budjoso. Any changes to floodlighting should be taken into account regarding the effect on light pollution levels. The configuration could be moved to improve the application and the pitches should be relocated with landscaping to mitigate light pollution. The council noted the discrepancy between the design and access statement and the transport statements and supports the idea of a tree break between the houses and the sports fields.

4. S/1386/14/FL (Amended Application) Erection of a foul pumping station, dual intake substation and gas governor as well as means of enclosure, landscaping and access on land to the west of Cambridge Road, immediately north of Darwin Green One Primary Route North. Applicant: Barratt Eastern Counties & the North-West Cambridge Consortium. The committee abstained as there is not enough information on how this application differs from the previous application and the gas governor could be large. Consideration of this application was delayed.

14/135 Notification of Approved Planning Applications – Subject to conditions.

1. S/0915/14/RM Reserved Matters application (access, appearance, landscaping, layout and scale) pursuant to S/2036/13/VC for corner of car park, and access from secondary street to be used in association with the three-form entry primary school at Lot 6 of Phase 1 of the North West Cambridge Scheme. Applicant: University of Cambridge. Noted by the Committee.

14/136 Notification of Refused Planning Applications. None.

14/137 Notification of Withdrawn Planning Applications. None.

14/138 Notification of Non-Material Amendments to Planning Applications. None.

14/139 Certificates of Lawful Proposed Use or Development. None.

14/140 Enforcement cases since last Planning Committee Meeting. None.

14/141 To give initial consideration to any planning applications received before 4th August, 2014.

The meeting closed at 6.25pm