

Girton Parish Council

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The Pavilion
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Girton Parish Council – Planning Committee Minutes
Tuesday 11th January 2022 at 6.30pm
St Vincent’s Close Community Room, Girton

Agenda Item	Item Description	Action/ Power
	<p>Present: Cllr de Lacey (Committee Chair), Cllr Williams, Cllr Cockley, Cllr Dashwood, Cllr de Lacey, Cllr Kettle, Cllr Muston, Cllr Rodger, Clerk/(s): Yvonne Murray (GPC Clerk), Angie Vidler (GPC Assistant Clerk) Residents: Four</p>	
22/1	<p>Welcome from the Committee Chair Cllr de Lacey welcomed everyone to the meeting.</p>	
22/2	<p>To Receive Apologies and Reasons for Absence Cllr de Lima, Cllr Carney Cllr Godby, Cllr Griffin and Cllr Thorrold was absent</p>	
22/3	<p>To Receive Members’ declarations of interest for Items on the agenda No declarations of interest.</p>	
22/4	<p>Public Participation</p> <p>1. Members of the Public A member of the public introduced himself and stated his concerns regarding the retrospective application at 2 Duck End Girton. He confirmed that the property overlooked adjacent properties on all sides and that they believed the claim for exemption of planning based on the grounds of permitted development was incorrect. He stated that it was likely that the planning did not appear to be a family home.</p>	Discussion
22/5	<p>To approve Minutes of last Girton Parish Council Planning Committee Meeting – Deferred to next meeting</p>	Deferred
22/6	<p>Planning Applications (for recommendation)</p> <p>Ref: 21/04742/HFUL, 2 Duck End Girton CB3 0PZ Roof extension over garage, with rear dormer and 3 new individual front roof dormers (Retrospective) https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/04742/HFUL</p> <p><u>APPROVAL:</u> <i>Objection approved unanimously</i></p> <p><u>Comments to be input to Greater Cambridge Planning Portal:</u> <i>At Girton Parish Council's Full Council on 11th January 2022, Parish Councillors approved objection of this planning application on the grounds below:</i></p>	Objected

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	<p>The BNE Conservation planning comment is quite clear that that 'the proposal would adversely affect the setting and significance of the listed building' (there are more than one). This can clearly be seen now that the construction is so far advanced.</p> <p>Neighbours also comment on loss of light given the overbearing nature of the development.</p> <p>The document CHARACTER OF SURROUNDING AREA fails to mention that the area includes listed buildings, but its own illustrations indicate the generally low elevations of the surrounding buildings.</p> <p>Girton Parish Council strongly OBJECTS to the proposals on the following grounds:</p> <ol style="list-style-type: none"> 1. The construction is overbearing, and out of character with the rest of the street scene. Although heights are not shown the height of the building has been increased. 2. By its overbearing character it harms the aspect of the listed buildings adjacent to it and damages the nature of Duck End. 3. The building creates an unacceptable loss of light to neighbouring properties. 4. The building overlooks neighbouring properties to an extent which obscured glazing cannot adequately alleviate. Yet obscured glazing does not appear to have been used. 5. The flat roof is parapeted, and GPC would request a condition that this can never be used as a used area if the application is approved. 6. GPC also notes that these concerns indicate a permanent harm if the building is allowed to remain, and requests enforcement officers to move to have the extension removed if the application is rejected. <p><u>DISCUSSION HIGHLIGHTS:</u></p> <p>Councillors raised the following points:</p> <ol style="list-style-type: none"> 1. Cllr de Lacey reminded the committee that whilst the planning application is retrospective and completed that is not applicable. Whether GPC approve or not if Parish Council and/or SCDC reject the application then the building would need to be removed. 2. Ask SCDC what a Parish Council can do when a building becomes evident and there is no Planning permission 3. Builders are currently blocking Woody Green including on Sundays. Cllr de Lima confirmed this issue could not be raised until a Planning Application was submitted. 4. Development has the possibility of aggravating flooding in Duck End. 	
22/7	<p>Planning Correspondence Received</p> <p>No Correspondence received</p>	Discussion
22/8	<p>Items for Next Agenda</p> <p>- Oakington Road update given, no application yet made.</p>	
22/9	<p>Date of next meeting(s): Dependent on Planning Applications received</p>	
<p>Meeting ended: 7.05 pm.</p>		