

Girton Parish Council

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

NOTICE of MEETING: **GIRTON PARISH COUNCIL**
MEETING **PLANNING COMMITTEE**
DATE & TIME: **14th December 2022 at 6.30pm**
VENUE: **Girton Recreation Ground Pavilion**

Members: 13 + 2 Ex-Officio Vacancies: 5 Quorum: 5

MINUTES

Agenda Item	Item Description	Action/ Power
<p>Members: Cllr Carney (Chair), Cllr Clare (Vice-Chair), Cllr Betts, Cllr Blom, Cllr Giles, Cllr Hayat, Cllr Marshall, Cllr Muston, Present: Yvonne Murray (Clerk) Member of Public: One Cllr Clare arrived at 18.54 Cllr Giles arrived at 19.10 <i>Note: Six members attended this meeting from the beginning.</i></p>		
22/122	<p>Welcome from Committee Chair Welcome</p>	
22/123	<p>To Receive Apologies and Reasons for Absence Cllr Williams, Cllr Wright</p>	Approved
22/124	<p>To Receive Members' Declarations of Interest and to note Dispensations Cllr Carney declared an interest in 27 Cambridge Rd, Cllr Carney is notified property and friends with the applicant. Cllr Blom lives in Woodlands Park. Cllr Hayat lives in Woodlands Park.</p>	
22/125	<p>To Co-opt Councillor Dashwood to Committee Cllr Dashwood resigned from Council on 10th December 2022.</p>	Not Applicable
22/126	<p>Public Participation No comments from member of the public</p>	
22/127	<p>To Approve Minutes of Girton Parish Council – Planning Committee</p>	For Decision
22/127.1	<p>To ratify decisions made in Planning Committee of 23rd November 2022 (Pages 4 to 8) Support: Cllr Carney proposed. Cllr Marshall seconded. Unanimous support for all decisions made on 23rd November.</p>	Support
22/127.2	<p>To Approve minutes of Planning Committee of 23rd November 2022 (Pages 4 to 8) Approval: Cllr Carney proposed. Cllr Betts. Unanimous support for minutes of 23rd November 2022.</p>	Approved

Agenda Item	Item Description	Action/ Power
22/128	Matters arising from Previous Meetings <i>(for information only)</i>	
22/129	Business items requiring a decision, or consideration by the Council	For Decision
22/129.1	<p>Lots S1 And S2, North West Cambridge Development Eddington Avenue Cambridge CB3 0LH: Submission of details required by condition 15 (Construction Phasing) planning permission 21/04036/COND15 Validated 28 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Muston seconded. Five in favour. One abstention, Cllr Marshall.</i></p> <p>Debate Highlights: Cllr Carney confirmed that if any Councillors did not feel they could provide a decision they can abstain. Cllr Carney noted that the application stated: There will be an appropriate diversion route in place when accessing the ridgeway. This is to be noted in GPC comments and a question asked if GPC can be provided with details of this diversion? Cllr Marshall asked for his understanding that Girton Parish Council can comment but that they may not be able to influence decisions on infrastructure applications in Eddington. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
22/129.2	<p>Lots S1 And S2, North West Cambridge Development Eddington Avenue Cambridge CB3 0LH: Submission of details required by condition 7 (LEMP) of planning permission 21/04036/COND7 Validated 16 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Betts seconded. Unanimous.</i></p> <p>Debate Highlights: GPC to request feedback on how the developers can be held accountable to this plan. Also, to ask for engagement from the developers with LNRP working group. GPC Clerk raised the point that such requests would hold more weight as we consider Neighbourhood Plan for Girton. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
22/129.3	<p>Lots S1 And S2, North West Cambridge Development Eddington Avenue Cambridge CB3 0LH: Reserved Matters approval for appearance, landscaping, layout, and scale for provision of and alterations to access roads, cycle routes, pedestrian routes, landscaping, utilities, and associated infrastructure. The proposals are associated with development of Lots S1 and S2 North West Cambridge Development, as approved under permission 21/04036/REM, following outline planning permission S/1886/11 as varied by planning permission 22/04982/REM Validated 15 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p>Debate Highlights: Cllr Carney gave background that this application involved alterations to the planning permission already in place. He stated the changes look minimal, some changes to road layout, cycling/pedestrian access Cllr Carney noted that a tree survey had been completed to remove six trees categorised as Category C. GPC to request in their comments on GCP Planning Portal that there would be a 2 for 1 re-planting scheme in place for trees removed. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support

Agenda Item	Item Description	Action/ Power
22/129.4	<p>Lots S1 And S2, North West Cambridge Development Eddington Avenue Cambridge CB3 0LH: Submission of details required by condition 32 (Piling) of planning permission S/2036/13/COND32A Validated 28 Nov 2022</p> <p>Neutral: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p>Debate Highlights: GPC noted there may be some impact on ground water. GPC also noted that the documents on the GCP Planning portal appeared corrupted and were not accessible. As a result Cllr Carney noted that there was not enough knowledge or information to make decision. Cllr Hayat noted that even with all information available, he may not be in position to make a judgement due to his knowledge of piling requirements.</p> <p>Cllr Marshall noted that GCP perhaps should not be asked to make a decision where information is non-viable. Committee were then asked to consider a proposal to object.</p> <p>Object: <i>Cllr Marshall proposed. No seconder. Amendment not carried.</i></p> <p>Cllr Blom asked if there was a summary of the application. Cllr Carney confirmed a risk assessment was in place. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Neutral
22/129.5	<p>Lot S1 North West Cambridge Site Huntingdon Road Girton Cambridgeshire: Submission of details required by condition 53 (Construction Method Statement) of planning permission S/2036/13/COND53B Validated 16 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p>Debate Highlights: Background given by Cllr Carney: Application relates to Plot S1 only and the approval of the construction management plan: working hours, access of site etc. Cllr Carney noted the application contained certain promises on impact of noise and vibration, GPC need to be clear they are adhered to. This has been included in GPC comments on the GCP Planning portal. GPC also to highlight need and request public Liaison work. GPC also to invite developers to attend GPC Planning Committee in the new year. Cllr Marshall noted there were no objections from local residents. Cllr Muston stated that is likely a lot of people think it is a ‘fait au complet.’ GPC would like to avoid a repeat of the A14 issues were trees dying due to lack of water. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
22/129.6	<p>Lot S1 North West Cambridge Site Huntingdon Road Girton Cambridgeshire: Submission of details required by condition 54 (Detailed Waste Management Plan) of planning permission S/2036/13/COND54 Validated 16 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p>Debate Highlights: No debate. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support

Agenda Item	Item Description	Action/ Power
22/129.7	<p><u>Lot S2 North West Cambridge Site Huntingdon Road Girton Cambridgeshire:</u> Submission of details required by condition 53 (Construction Method Statement) of planning permission S/2036/13/COND53A Validated 16 Nov 2022</p> <p><u>Support:</u> <i>Cllr Carney proposed. Cllr Marshall seconded. Six in favour. One abstention from Cllr Clare who arrived as the motion was being discussed.</i></p> <p><u>Debate Highlights:</u> Cllr Carney noted this was another Construction Management plan submitted by a different company but in similar format. As per Agenda Item 22/129.5, GPC would like them to engage in public consultation and to attend a Planning Committee in the new year. It was noted that this site is entirely in Girton Parish. <i>GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</i></p>	Support
Cllr Clare arrived at the meeting at 18:54		
22/129.8	<p><u>Lot 4, North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire:</u> Submission of details required by condition 10 (Fire Hydrants) of planning permission 22/01168/COND10 Validated 14 Nov 2022</p> <p><u>Support:</u> <i>Cllr Carney proposed. Cllr Hayat seconded. Unanimous.</i></p> <p><u>Debate Highlights:</u> Committee noted that Fire & Rescue service are happy with the proposed layout. <i>GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</i></p>	Support
22/129.9	<p><u>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire</u> Submission of details required by condition 32 (Piling) of planning permission S/2036/13/COND32 Validated 22 Nov 2022</p> <p><u>Neutral:</u> <i>Cllr Carney proposed. Cllr Hayat seconded. 6 Neutral. One abstention, Cllr Clare.</i></p> <p><u>Debate Highlights:</u> Cllr Hayat comments as per 22/129.4 noted that even with all information available, he may not be in position to make a judgement due to his knowledge of piling requirements. <i>GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</i></p>	Neutral
22/129.10	<p><u>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire:</u> Submission of details required by condition 53 (Construction Method Statement) of planning permission S/2036/13/VC (Lot 4) S/2036/13/COND53 Validated 22 Nov 2022</p> <p><u>Support:</u> <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p><u>Debate Highlights:</u> As per Agenda Items 22/129.5 and 22/129.7 Cllr Carney noted this was another Construction Management plan submitted by a different company but in similar format. GPC would like them to engage in public consultation and to attend a Planning Committee in the new year. It was noted that this site is entirely in Girton Parish. <i>GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</i></p>	Support

Agenda Item	Item Description	Action/ Power
22/129.11	<p>Communications Station Cb0247 A14 Junction 25 To Junction 31 On Slip South Cambs District Council Cambridgeshire: Removal of 1no existing cabinet to be replaced with 1no new cabinet and associated ancillary works thereto. 22/05040/TELNOT Validated 14 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous.</i></p> <p>Debate Highlights: Cllr Carney noted this is an infrastructure application where GPC opinion may be irrelevant. The application does not indicate any significant changes. Comments could not be noted on GCP Planning Portal due to tight timeline of this Application. Validated 14th Nov 2022; Deadline for Comments: 29 Nov 2022; Determination Deadline: 11 Dec 2022. Letter sent to Saeed Mahmood, Planning Officer on 17th December 2022 by GPC Clerk.</p>	Approval
22/129.12	<p>Manor Farm Manor Farm Road Girton Cambridgeshire CB3 0RX: Change of use from Canine Training Centre to Artisan Ice Cream Manufacturers and Installation of Solar Panel Array. 22/05232/FUL Validated 5 Dec 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous.</i></p> <p>Debate Highlights: For this application as with other applications noted in these minutes GCP Planning Portal included multiple documents which were blank. Committee noted that there were no changes to exterior of building and modest change in traffic volumes. It was a change from one type of commercial use to another commercial use. Cllr Muston questioned whether the location may be eventually used for selling to public? Cllr Marshall stated that Canine training centre may have more traffic than proposed use. Cllr Carney stated that if this requirement is put in place GPC would expect another change of use application. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
22/129.13	<p>Girton College Huntingdon Road Girton Cambridgeshire CB3 0JG: T697: English Oak - Remove major deadwood over grass verge/informal parking area T988: Holly (dead) - Fell T989: Holly (dead) - Fell T990: Holly (dead) - Fell T572: Sycamore (dead) - Fell T758: Horse Chestnut - Reduction taking up to 2 metres from the top and 3 metres from the sides T984: Austrian Pine - Remove damaged/split limb(s). T986: Scots Pine (dead) - Fell. T987: Scots Pine (dead) -Fell. 22/1425/TTPO Validated 30 Nov 2022</p> <p>Object: <i>Cllr Carney proposed. Cllr Clare. 6 in favour. One abstention, Cllr Muston.</i></p> <p>Debate Highlights: Cllr Carney noted that his understanding was that when trees to be felled were the subject of a TPO. His understanding is that reasons should be provided for reasons for work and proposals for information. This information cannot be found. GPC has requested this information in their comments made to GCP portal. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Object
22/129.14	<p>77 Church Lane Girton Cambridgeshire CB3 0JW: Single storey extension to rear and loft extension with rear facing dormer window. 22/04826/HFUL Validated 3 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Betts seconded. Unanimous.</i></p> <p>Debate Highlights:</p>	Support

Agenda Item	Item Description	Action/ Power
	<p>Application looks straightforward and in keeping with the adjoining semi-detached property. There was no feedback from adjoining neighbours. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	
22/129.15	<p>60 High Street Girton Cambridgeshire CB3 0PU: Demolition of single garage and replacement with single storey side extension. Addition of first floor extension to existing single storey kitchen. General modernisation and driveway reconfiguration. 22/04895/HFUL Validated 9 Nov 2022</p> <p>Neutral: <i>Cllr Carney proposed. Cllr Hayat seconded.</i></p> <p>Debate Highlights: The link to GCP Planning Portal had provided an error for many councillors. The link was retested during the meeting and still provided an error.</p> <p>Amendment proposed to request information and delegate decision to Planning Chair and GPC Clerk to comment on behalf of GPC Planning Committee.</p> <p>Amended Motion: Delegate decision to Chair and Clerk on provision of the information required:</p> <p>Approval: <i>Cllr Carney proposed. Cllr Betts seconded. Unanimous.</i></p> <p>Final Delegated Response - Object: Delegated Response from Cllr Carney, GPC Clerk Support by 2 councillors by email after information reviewed having been made available: The development is immediately to the South of the neighbouring property, No. 62 High Street. The quality of the data provided on the impact on the neighbouring property, particularly regarding impact on natural light, is poor, with no proper measurements provided to back up the conclusions. I propose that we ask for a proper sunlight assessment to be carried out and included as part of the planning application. GPC Comments noted on GCP Planning Portal by GPC Clerk on 17/12/2022.</p>	Object
22/129.16	<p>27 Cambridge Road Girton Cambridgeshire CB3 0PN Two storey rear and single storey side extensions including replacement garage. 22/05113/HFUL Validated 24 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Marshall. Six in favour. One abstention, Cllr Carney due to declared interest.</i></p> <p>Debate Highlights: Application noted as straightforward. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
Cllr Clare arrived at the meeting at 19:10		
22/129.17	<p>42 Wellbrook Way Girton Cambridgeshire CB3 0GP Single storey rear extension; permeable paving; rear facing solar panels to roof. 22/05126/HFUL Validated 25 Nov 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p> <p>Debate Highlights: Application noted as straightforward. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support

Agenda Item	Item Description	Action/ Power
22/129.18	<p>42 Woodlands Park Girton Cambridgeshire CB3 0QB Demolition of existing garage and construction of new two storey side rear extension with single storey element to the rear. 22/05224/HFUL Validated 2 Dec 2022</p> <p>Support: <i>Cllr Carney proposed. Cllr Marshall. Six in favour. Two abstentions, Cllr Blom, Cllr Hayat due to declared interest.</i></p> <p>Debate Highlights: Application noted as straightforward. Cllr Blom as a neighbour noted that the application was similar to all other extensions in Woodlands Park. GPC Comments noted on GCP Planning Portal by GPC Clerk on 15/12/2022.</p>	Support
22/130	<p>To Receive Correspondence addressed to the Council See attached correspondence provided with permission from</p> <ul style="list-style-type: none"> - Ann Rennie (See pages 9 & 10) - Tom Bygott (See pages 11 to 14) <p>Committee was noted that that the correspondence was in line with GPC comments on the Planning applications.</p>	Noted
22/131	<p>To Approve Communication of items from this Agenda</p> <p>Approval: <i>Cllr Carney proposed. Cllr Blom seconded. Unanimous.</i></p>	Approve
22/132	<p>To Request items for next Agenda</p> <ol style="list-style-type: none"> 1. Cllr Muston asked whether training based on an application of planning should be included in each committee. Comments were that Committee may not be the right forum. 2. Committee recommended training at CAPALC/NALC. GPC Clerk to make training dates available. It was noted that Councillor training is included in planned HR budget and that a calendar of training would be made available. 3. A letter is to be sent by GPC Clerk to note the Planning Committee's disappointment with both the quality of the information available and the functionality of the GCP Planning Portal. 	Noted
22/133	Date of next meeting(s): To be Confirmed	
Meeting Ended: 19:18		