

Girton Parish Council

Clerk: Mrs. Yvonne Murray
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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: 8th February 2023 at 6.30pm
VENUE: Girton Recreation Ground Pavilion

All Members of the Planning Committee are hereby summoned to attend for the purposes of resolving Council. Business to be transacted at the meeting, as set out below. Members of the public and press are invited to address the Council under the Public Participation item. Advance notice of questions and/or issues, would be appreciated.

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

Members: Cllr Carney (Chair), Cllr Clare (Vice-Chair), Cllr Betts, Cllr Blom, Cllr Giles, Cllr Hayat, Cllr Marshall, Cllr Muston, Cllr Williams, Cllr Wright,

Note: A full copy of this agenda with appendices and reports may be found on the Parish website shown above or requested from the Clerk by email. Notices and information for members of the public can be found on page 3 of this Agenda.

Mrs. Yvonne Murray – Clerk to Girton Parish Council
2nd February 2023

AGENDA

Agenda Item	Item Description	Action/Power
22/157	Welcome from Committee Chair	
22/158	To Receive Apologies and Reasons for Absence	For Decision
22/159	To Receive Members' Declarations of Interest and to note Dispensations	
22/160	Public Participation	15 Mins
22/161	To Approve minutes of Planning Committee of 14 th December 2022	For Decision
22/162	Matters arising from Previous Meetings (<i>for information only</i>)	
22/163	Business items requiring a decision, or consideration by the Council.	For Decision
22/163.1	Communications Station 91767 Girton Road Girton Cambridgeshire Removal of 3no existing antennas to be replaced with 3no new antennas and associated ancillary works thereto. 23/00101/TELNOT Validated 09 Jan 2023 <i>Determination deadline is 5 February 2023. Individual comments may be made.</i>	To Note

Agenda Item	Item Description	Action/ Power
22/163.2	25 Thornton Way Girton Cambridgeshire CB3 0NL Part two-storey and part single-storey side and rear extension; single storey front extension 23/00209/HFUL Validated 30 Jan 2023	For Decision
22/163.3	34 Thornton Close Girton Cambridgeshire CB3 0NG Two storey rear extension and single storey side extension 23/00303/HFUL Validated 20 Jan 2023	For Decision
22/163.4	1 Thornton Way Girton Cambridgeshire CB3 0NL Two storey rear extension and single storey side extension 23/00303/HFUL Validated 27 Jan 2023	For Decision
22/164	To Receive Correspondence addressed to the Council. <ul style="list-style-type: none"> • Note: Comments made by Cllr Muston in Hotel Felix Public Inquiry • See Draft Excel Spreadsheet summarizing Planning Information held by Girton Parish Council 	To Note
22/165	To Approve Communication of items from this Agenda	For Decision
22/166	To Request items for next Agenda	
22/167	Date of next meeting(s): To be confirmed.	

Guidance For Visitors to Girton Parish Council

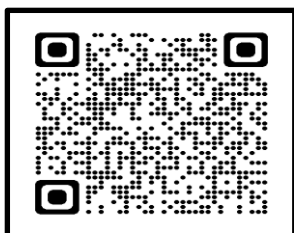
The Pavilion, Recreation Ground, Cambridge Road, Girton, Cambridge CB3 0FH.

Tel: 01223 618619

NOTICES FOR MEMBERS OF THE PUBLIC

Parish Council Agenda

A full copy of this agenda with appendices and reports may be found on the Parish website at <https://www.girton-cambs.org.uk/girton-parish-council/> or requested from the Clerk. Our Village Noticeboards will include a copy of the agenda only including this guidance page. Webpage QR Code below.



Public Participation

Members of the public are welcome to attend this meeting and any other Girton Parish Council public meeting. If you wish to raise a question or topic at the meeting it will help us if you contact the clerk, who will be pleased to explain the procedure. Clerk email: clerk@girton-pc.gov.uk. Members of the public may address the Council within an allotted time of **15 minutes** during Public Participation on the agenda.

Exclusion of Press and Public

The press and public are likely to be excluded from the meeting during consideration of the following item in accordance with the provisions of Section 100(A)4 of the Local Government Act 1972, exempt information as defined in paragraph 3 of Part 1, Schedule 12A of the Act, as amended.

Items to be confirmed here/

First Aid

If you feel unwell or need first aid, please alert a member of staff.

Toilets

Public toilets are available on the ground floor of the Pavilion in the corridor through the double doors in the Community Hall. These include facilities for disabled people.

Recording of Business and Use of Mobile Phones

Girton Parish Council are open and transparent about how we make decisions. The Council may record public meetings. Recording, filming and photography at Council, Committee and other meetings is allowed where members of the public can attend, so long as proceedings at the meeting are not disrupted. Members of the public may not speak during Council proceedings. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent/ vibrate mode.

Smoking

No one can smoke at any time within the Pavilion or at any Council meeting.

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NOTICE of MEETING: GIRTON PARISH COUNCIL
MEETING PLANNING COMMITTEE
DATE & TIME: 11th January 2023 at 6.30pm
VENUE: Girton Recreation Ground Pavilion

Members: 13 + 2 Ex-Officio Vacancies: 4 Quorum: 5

MINUTES

Agenda Item	Item Description	Action/Power
Members: [7] Cllr Carney (Chair), Cllr Clare (Vice-Chair), Cllr Betts, Cllr Blom, Cllr Giles, Cllr Marshall, Cllr Muston. Present: Yvonne Murray (GPC Clerk) Members of Public: No members of public present		
22/146	Welcome from Committee Chair Cllr Carney welcome Committee to the meeting.	
22/147	To Receive Apologies and Reasons for Absence Cllr Hayat, Cllr Linton, Cllr Williams, Cllr Wright.	Approved
22/148	To Receive Members' Declarations of Interest and to note Dispensations. No declaration of interests initially received. Cllr Blom arrived at meeting after this item. Declared interest in 22/152.2 prior to agenda before Committee reviewed 22/152.1.	
22/149	Public Participation No members of public present	
22/150	To Approve minutes of Planning Committee of 4th January 2023 <u>Approval:</u> Cllr Carney proposed. Cllr Giles seconded. Unanimous approval.	Approved
22/151	Matters arising from Previous Meetings Cllr Carney confirmed that he had discussed the comments made by Cllr Williams by email with GPC Clerk regarding Agenda Item 22/129.12 brought to Committee on 14 th December 2022. They had decided to bring these comments to 22/151 Matters Arising. Cllr Carney believes it was raised in in introduction to Agenda Item but no further discussion on Solar Farm part of application took place. GPC Clerk to check recording of 14 th December Planning Application. (GPC Clerk checked the recording of the Planning Committee of 14 th December 2022 (Minutes 29.32 to 33.07). There was no discussion of the Solar Farm). Cllr Williams emailed that Committee should discuss further as the Solar Farm was adjacent to Millennium Wood. Cllr Carney checked the application again and found that the solar	

Agenda Item	Item Description	Action/ Power
	<p>farm appeared to be adjacent in fact to Gretton School. Cllr Carney felt in general that Solar Farms were a good thing.</p> <p>Cllr Giles stated she was aware of issues where Solar Farms were introduced of significant size. Cllr Carney stated the Solar Farm application was 50m by 20m (approximately half the size of a football pitch). Cllr Giles stated the issues could be noise and other disruption due to size, but this application appears to be on a smaller scale. Cllr Carney stated that the solar farm will be viewable from Gretton School, path from Millennium Wood and the permissive path from Ten Acre Field to Girton Wood in Histon.</p> <p>Cllr Marshall asked what the electricity output from the Solar farm would serve. Cllr Carney stated the electricity output would serve the Ice Cream factory.</p> <p>Cllr Muston felt that Council had enough information about this application on 14th December. In lots of ways Solar Farms were the way forward.</p> <p>The application appeared consistent with way the applicant wished to operate in general. Committee confirmed that the discussion on Solar Farms did not change the Supportive vote of Committee on 14th December.</p>	
22/152	Business items requiring a decision, or consideration by the Council.	For Decision
22/152.1	<p>Submission of details required by condition 17 (Fire Hydrants) of planning permission S/4302/19/FL</p> <p>16 High Street Girton Cambridgeshire CB3 0PU S/4302/19/CONDD Validated 22 Dec 2022</p> <p>Approval: <i>Cllr Carney proposed. Cllr Clare seconded. Unanimous Support.</i></p> <p>Debate Highlights: Cllr Carney highlighted this application refers to Girton Town Charity (GTC) development of Dovehouse Court. He believed that GTC had complied with request to comply with guidelines for Fire hydrants. <i>GPC Comments entered to GCP database 12/01/2023.</i></p>	Support
22/152.2	<p>Single storey extension to side. Part single storey, part two storey extension to rear</p> <p>43 Woodlands Park Girton Cambridgeshire CB3 0QB 22/05581/HFUL Validated 23 Dec 2022</p> <p>Approval: <i>Cllr Carney proposed. Cllr Betts seconded. 6 in Support of Application. 1 Abstention due to declaration of interest (Cllr Blom).</i></p> <p>Debate Highlights: Cllr Muston asked Cllr Blom who lives in Woodland Park if the application is in-keeping with other extensions in Woodlands Park? Cllr Blom stated that this is very much like many existing extensions in Woodlands Park. Cllr Carney noted there were problems with documents in GCP Planning Portal which is consistent with other issues discussed by this Planning Committee.</p>	Support

Agenda Item	Item Description	Action/ Power
	<i>GPC Comments entered to GCP database 12/01/2023.</i>	
22/152.3	<p><u>First floor side extension.</u></p> <p>2 Cherry Bounds Road Girton Cambridgeshire CB3 0JT 23/00035/HFUL Validated 03 Jan 2023.</p> <p>Approval: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous Support.</i></p> <p>Debate Highlights:</p> <p>Cllr Carney stated the application looked straightforward, looks to be a modest extension and is next to open land.</p> <p><i>GPC Comments entered to GCP database 12/01/2023.</i></p>	Support
22/153	<p>To Receive Correspondence addressed to the Council.</p> <p>Cllr Carney noted Cllr correspondence of 9th January 2023 from GCP to confirm the application for 77 Church Lane will be considered by the GCP Planning Committee. Cllr Williams had subsequently written to Council to confirm GCP Committee consideration is to take place because the application is in the name of a Council employee (Officer).</p> <p>Cllr Carney noted all correspondence was being made available by e-mail by GPC Clerk. GPC Clerk stated that in future with use of an MS365 Outlook Shared mailbox to be set up by February, councillors would receive all documents sent by Planning. (Noted, this was as discussed at Operational Workshop, Nov 2022)</p>	
22/154	<p>To Approve Communication of items from this Agenda</p> <p>Approval: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous Approval.</i></p> <p>Debate Highlights:</p> <p>GPC Clerk stated that Girton Community website statistics showed that increasing number of people are viewing Girton Parish Council Agenda and Minutes (including Planning)</p> <p>GPC Clerk to send a letter to GCP to confirm the problems that Girton Parish Council are finding on using the portal.</p>	Approved
22/155	To Request items for next Agenda	
22/156	Date of next meeting(s): To be Confirmed	
Meeting Ended: 18:51		

Girton Parish Council Statement to the Hotel Felix Planning Appeal

I speak as Vice-Chair of Girton Parish Council with their authority to do so, and I am accompanied by the Clerk of the Parish Council.

From the outset, let me make it clear that the Parish Council is not against any development on this site. The Council is opposed to this specific development, however. In simple terms the Parish Council supports the District Council's Statement of Case to this appeal, with its three core reasons of:

1. It is outside Girton's Development Framework and is in Green Belt with all the National Planning Policy Framework aspects which that entails
2. Loss of heritage
3. Failure to be justified on Very Special Circumstances grounds

It also maintains its concerns about burial provision as noted in submissions to the original application (see for example paragraphs 10.108 to 10.110 of the Committee report 21/00953/FUL dated 13 July 2022).

I note what is said in the Appellant's Statement of Case which I will refer to as the Bidwells' Report dated September 2022, but I wish to bring out certain Girton specific aspects.

Firstly, Green Belt. The parish of Girton lies outside the Cambridge city boundary with the village itself being surrounded by Green Belt. Unlike Cherry Hinton where the village element has been largely subsumed by the City, Girton remains a distinct entity from the City and wishes to remain so. While it enjoys the presence of its local big brother, Girton has no wish to be part of it.

To this end the land that separates the two entities is important. It lies in Green Belt and used to comprise both the current site and the adjacent playing fields AND NIAB land (the latter largely within the city boundary). With the Darwin Green development on the NIAB land (Phase 1 underway and Phase 2 being planned), the open gap between the entities has shrunk. This can be seen very well on Figure 1 and Figure 3 of the report by Ms Martina Sechi dated 17 December 2022. The importance of the so called 'Girton Gap' is referred to at paragraph 3.1.5 of Ms Sechi's report. In fairness I should also refer you to paragraph 3.1.6 of Ms Sechi's report, but if you actually walk the area the gap is real, noticeable and marks a notable change from the city, in the form of Darwin Green, to the more rural Girton. Therefore, it is more important than it might otherwise be to retain the gap and to retain it as Green Belt with its associated national policies regarding development. The Parish Council therefore requests that you set the bar higher in such considerations than might otherwise be where separation is not so important. Thus, when reading the various studies on landscape and Green Belt presented by the Appellant, we ask that these are read through such a lens so as to put it into the correct local perspective for Girton.

Secondly, heritage. The various reports all note that the original 1852 Victorian villa at the heart of the existing buildings is a non-designated heritage asset holding only a modest (Bidwells' report) or medium/moderate (Ms G Bloom report dated January 2023) level of significance. The Bidwells' report states at paragraph 6.4.1 *'is typical of its type, constructed during a time when numerous examples are apparent'*. At a national level, when compared to the great houses of Britain, it does not rank highly and there may be many of similar buildings elsewhere. However, in relation to Girton specifically, the Bidwells' statement is incorrect. Girton was originally a village based on agriculture as well as geese to provide the university with quills, and so has small, cottage style houses. It then expanded steadily in the twentieth century with fairly typical suburban homes. The few large homes lie mostly in the area of Girton Corner. While Bidwells' statement might well be correct on a national level, it is not in Girton. We have the glorious red brick Victorian buildings of Girton College, but no others of this date (1852), size or ilk in the pale brick in the village. It is therefore unique within Girton and so forms a much greater part of Girton's heritage than that of the nation, on which the Appellant's assessments of heritage are based. Therefore, we ask you to read the heritage reports in that light.

We also note that in terms of a national perspective, the Appellant's case that the building is in poor repair and so this lessens the harm done by its loss might be persuasive. However, paragraph 6.47 of the Bidwell's report makes it

clear that they rely on an absence of a policy requirement to consider alternatives to demolition to simply seek the commercial expediency of demolition rather than re-use. Hardly an environmentally friendly approach. We also ask that you note the report by Ms Broom dated January 2023 (summarised at her paragraph 11.4) which identifies the reported cracking and water ingress issues not being beyond repair or an improvement in maintenance.

Finally, the Appellant is forced to argue Very Special Circumstances because the plans are, by their own admission (as in paragraph 1.6 of the Bidwells' report and paragraph 6.11 of the Statement of Common Ground), inappropriate in Green Belt. I understand that the inappropriateness is because the proposed building is larger than the existing. The gross internal floor area proposed as of October 2020 is 6.4% larger than that of the existing building, with the footprint being 13.5% larger (see pages 25 and 28 Ms M Magee's Proof of Evidence dated 9 January 2023). The building is also moving back towards the adjacent residential roads of The Brambles and Thornton Way. It is not clear to me as I am no expert in the matter, whether the green screen between these houses and the proposed development is actually being enhanced despite the data in paragraph 6.20 of the Bidwells' report. The screen is important to all parties for future mutual quiet co-existence should the appeal be allowed.

Therefore, in summary, Girton Parish Council supports the District Council's views but adds strength to those aspects specific to Girton of having a high bar in relation to the Green Belt requirements of the Girton Gap and of taking account of the heritage nature of the original Victorian villa to Girton rather than the nation as a whole. The Parish Council also objects to the increase in size that makes the Appellant argue about Very Special Circumstances and the change of location of the building in relation to the adjacent houses. If you are minded to accept the appeal, then we request the green screens to the houses are enhanced considerably.

Finally, we have found no supporting evidence in the enquiry comments already submitted on line to show that Girton residents are in favour of this. Those that are, come from people outside the village and it has been suggested that they have links with the developers.

Councillor Corrine Gavie, who represents Girton on the South Cambridgeshire Council is unable to be here this morning. She has asked that I also mention that this development will require at least one extra GP. There is already a GP shortage nationally and particularly in this area. She would also like to highlight the need to consider biodiversity within the area.



Ann Muston, Vice-Chair Girton Parish Council
31st January 2022.

Personal statement to the Hotel Felix Planning Appeal

As a teacher, I would like to express my person concerns about the demolition of the Felix Hotel as it is an example of a Victorian building.

When it was the County Centre, it was used by schools and those on courses there were able to see and learn first-hand about the heritage. *(Not stated in my presentation but I worked for Studio Schools in Cambridge and many young international students attended summer courses there where history and the specific environment were hugely appreciated.)*

When it was The Felix Hotel, it was used by many Girton residents as a place to meet and enjoy the surroundings. In my job, I took international families there to explain about the history and also experience afternoon tea as well as dinner.

I have a 13 year old girl who has written a 45,000 word novel based in Victorian times started because she was able to see the Victorian building and envisage life there. When my children were young, I drove around Cambridge, finding examples of Victorian architecture for them to see and experience as photographs never do justice.

One of my daughter's who got married last year would have like to get married at The Felix Hotel. As it had closed, she had to find another similar venue. She did but it was in the Lake District. It was the building and heritage were important to her.

I have lived in Girton for over 30 years. The residents of Thornton Road and especially this side of the village from the A14 bridge, need amenities that they can use and still feel part of a village community. This is something that is desired. I moved to Girton because it was a village and in the Green Belt.



59 Thornton Road
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