

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: 8th February 2023 at 6.30pm
VENUE: Girton Recreation Ground Pavilion

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

MINUTES

Agenda Item	Item Description	Action/Power
Members: [7] Cllr Carney (Chair), Cllr Clare (Vice-Chair), Cllr Betts, Cllr Giles, Cllr Hayat, Cllr Marshall, Cllr Muston. Present: Yvonne Murray (GPC Clerk) Members of Public: None		
22/157	Welcome from Committee Chair - Cllr Carney welcomed everyone to the Planning Committee.	
22/158	To Receive Apologies and Reasons for Absence Apologies: Cllr Blom, Cllr Williams, Cllr Wright Absent: Cllr Linton	Approved
22/159	To Receive Members' Declarations of Interest and to note Dispensations. Cllr Muston lives in Thornton Road. As per her attendance at recent CAPALC meeting she felt able to comment on applications in this agenda. Cllr Muston was not a notified neighbour and does not know the applicants. Cllr Carney noted he knows the Applicant of Agenda item 22/163.3	
22/160	Public Participation No members of the public present.	
22/161	To Approve minutes of Planning Committee of 11th January 2023 Approval: Cllr Carney proposed. Cllr Giles seconded. Unanimous Approval.	Approved
22/162	Matters arising from Previous Meetings (for information only) Cllr Carney highlighted comments he had received from Residents regarding Manor Farm planning application (See Agenda Item 22/129.12, 4 th January 2023). He asked GPC Clerk if these comments could be raised under this section of the agenda. GPC Clerk agreed. Comments received as below: <ul style="list-style-type: none">The dog training facility was never activated. So, it is unreasonable to compare noise levels, car usage etc. with something that never happened. (Paras 13.2, 16.6-8).	

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	<ul style="list-style-type: none"> • It is a moot point as to whether the granting of the planning permission for the previous project was sound given the subsequent history of the applicant. 3. • The change of use is to industrial production in the Green Belt. This is different from changing from agriculture to animal training and grooming. South Cambs are supposed to be protecting the Green Belt. (See 11.4) • The application is for use 7 days a week. This would be unacceptable under any circumstances. (See 13.6). • Paras 16.3 and 16.8 say only 4 employees would be travelling for two journeys a day and staying at the site. Nowhere in the application is there mention of transport of ingredients into the development or out of it with produce. What size of transport is proposed, how many times a day, how often per week, how many additional “employees” involved? Would the vehicles be electric? • Flood zone: the map is incorrect as the Beck is considered to be in flood zone 3a. See South Cambs own map: https://www.scambs.gov.uk/media/7983/d1-flood-zone-maps.pdf. Any extra run off from hard landscaping should be protected by SUDS (not mentioned). Where is the transport for the incoming of ingredients and exiting of produce going to arrive, sit and depart? Mention is made of no problem with the cutting down of trees, but any removal of trees will increase the runoff and therefore the flood risk at times of high rainfall. See paras 9.1 and 14.1. 7. • We think this should be refused but if the Council disagree there should be confirmation that at no time will a retail outlet be included at the premises and that the flood risk will not be increased. <p>Cllr Carney had reviewed the above comments and revisited the information submitted to support the application ahead of tonight’s meeting. He noted that whilst GPC Planning Committee decision to Support the Application could not be overturned, he did want to ensure the Planning Committee had time to consider the comments:</p> <ul style="list-style-type: none"> • Comments made by Girton resident are recorded on the GCP Planning portal and will be available for the GCP Planning meeting. • From reviewing the plan there appeared to be no plans to increase hard landscaping beyond what is currently in place. • It does not appear apparent that trees will be cut down. 	
Cllr Hayat arrived at 18:38		
	<ul style="list-style-type: none"> • Cllr Muston had reviewed the application again on receipt of the comments provided by Cllr Carney. She noted the points made about the inaccuracy of the map regarding the Flood Zone and that there could be a request for two for one planting of trees. • Cllr Marshall felt the information submitted for this application confirmed a focus on achieving climate friendly outcomes. • Cllr Giles noted that if a retail outlet was suggested then it would need to be a separate planning application. <p>The Committee having reviewed the correspondence agreed on the whole with their original support for the application.</p>	

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22/163	Business items requiring a decision, or consideration by the Council.	For Decision
22/163.1	<p>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></p> <p>Debate Highlights Cllr Carney noted the deadline for comments on this application had passed and that as this was an ‘Infrastructure’ decision GPC would only be able to comment. He also commented that the replacement antennas appeared ‘Like for like.’</p>	Noted
22/163.2	<p>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</p> <p>Approval: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous Support.</i></p> <p>Debate Highlights: Committee noted this Application appeared:</p> <ul style="list-style-type: none"> • Very Straightforward • Similar to others in Thornton Road area <p><i>GPC Support entered to GCP database 09/02/2023.</i></p>	Support
22/163.3	<p>34 Thornton Close Girton Cambridgeshire CB3 0NG Removal and replacement of existing garden building with a detached single storey granny annexe to rear 23/00218/HFUL Validated 20 Jan 2023</p> <p>Approval: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous Support.</i></p> <p>Debate Highlights: Cllr Muston noted that the application information appears to double the size of the outbuilding. Given her knowledge of the area she felt this should not cause an impact. <i>GPC Support entered to GCP database 09/02/2023.</i></p>	Support
22/163.4	<p>1 Thornton Way Girton Cambridgeshire CB3 0NL Two storey rear extension and single storey side extension 23/00303/HFUL Validated 27 Jan 2023</p> <p>Approval: <i>Cllr Carney proposed. Cllr Betts seconded. Unanimous Support.</i></p> <p>Debate Highlights: Committee noted Application appeared:</p> <ul style="list-style-type: none"> • Very Straightforward • Similar to others in Thornton Road area • Cllr Hayat noted the volume of extensions in the village may be something to consider as part of the proposed Neighbourhood Plan. What was the effect on reducing small dwellings available in the village? <p><i>GPC Support entered to GCP database 09/02/2023.</i></p>	Support
22/164	<p>To Receive Correspondence addressed to the Council.</p> <ul style="list-style-type: none"> • Note: Comments made by Cllr Muston in Hotel Felix Public Inquiry 	Noted

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	<ul style="list-style-type: none"> • Cllr Carney thanked Cllr Muston for her paper on the statement provided to the Hotel Felix Enquiry. He felt it was a good summary of GPC concerns around application and the submitted rejections by many Girton residents. • He thanked Cllr Muston for speaking to the enquiry on behalf of GPC. • See Draft Excel Spreadsheet summarizing Planning Information held by Girton Parish Council <ul style="list-style-type: none"> • GPC Clerk was asked to give an update on spreadsheet circulated for comment. • She stated the information was to give an overview of Planning applications submitted in Girton. This information may be useful for informing the Neighbourhood Plan and giving residents further information on planning in Girton. Intent was to place information on Girton Village Community Website. 	
22/165	<p>To Approve Communication of items from this Agenda</p> <p>Approval: <i>Cllr Carney proposed. Cllr Marshall seconded. Unanimous Support.</i></p>	Approved
22/166	<p>To Request items for next Agenda</p> <p>Committee noted:</p> <ul style="list-style-type: none"> • Tight deadline given by GCP for some planning applications making it necessary in some cases for GPC to schedule additional Planning Committees. GPC Clerk to raise with GCP Planning Office. • Cllr Hayat asked whether GCP Planning Officer could come and give an overview of Planning to GPC. • GPC Clerk noted that there is Planning training video on GPC SharePoint. 	
22/167	<p>Date of next meeting(s): To be confirmed</p>	
<p>Meeting Ended: 18:59</p>		