

# Girton Parish Council

Clerk: Mrs. Yvonne Murray  
Telephone (01223) 618619  
Email: Clerk@girton-pc.gov.uk  
Website: <https://www.girton-cambs.org.uk>

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

NOTICE of MEETING: GIRTON PARISH COUNCIL  
MEETING PLANNING COMMITTEE  
DATE & TIME: Tuesday 6<sup>th</sup> June 2023 at 7.30pm.  
VENUE: Girton Recreation Ground Pavilion

Members: 10 + 2 Ex-Officio      Vacancies: 0      Quorum: 4

## MINUTES

Agenda Item	Item Description	Action/Power
<b>Members: [4]</b> Cllr Carney (Chair), Cllr Clare (Vice-Chair), Cllr Giles, Cllr Muston <b>Present:</b> Yvonne Murray (GPC Clerk) <b>Members of the Public:</b> Four		
23/038	<b>To Elect a Chair of Planning Committee</b>  <b>Approval:</b> Cllr Muston proposed Cllr Carney. Cllr Giles seconded. Three in favour. Cllr Carney abstained.	Approved
23/039	<b>Welcome from Committee Chair</b> - Cllr Carney welcomed everyone to the meeting.	
23/040	<b>To Elect a Vice Chair of Planning Committee</b>  <b>Approval:</b> Cllr Carney proposed Cllr Clare. Cllr Muston seconded. Three in favour. Cllr Clare abstained.	Approved
23/041	<b>To Receive Apologies and Reasons for Absence</b> Cllr Betts, Cllr Blom, Cllr Linton, Cllr Williams, Cllr Wright Note: Cllr Blom resigned on Monday, June 5 <sup>th</sup> .	Approved
23/042	<b>To Receive Members' Declarations of Interest and to note Dispensations.</b> No declarations of interest but the following was noted. Cllr Carney lives in Cambridge Road. Cllr Clare lives in Cambridge Road. Cllr Muston lives in Thornton Road. None of our Councillors lived close to the properties of the planning applications on this agenda.	
23/043	<b>Public Participation</b>  <i>Two members of the public wished to speak about Sloe Fen Farm.</i>  <b>First Member of the Public</b> <ul style="list-style-type: none"><li>Confirmed opposition to application which they felt was pretty much identical to application of 15<sup>th</sup> February 2022</li><li>Council's attention was drawn to the application being on Green belt land and the resulting planning criteria that apply.</li></ul>	

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	<ul style="list-style-type: none"> <li>• <i>It was noted that the basis of the application is an extension to an existing business. Policy E/16 of South Cambs Local Pla) states that a business expansion has to be a successful business running for at least 2 years. The grazing/storage of Alpacas had not been carried out at this location before - so does not appear to fit with extension of existing business. The resident has spent 50 years living in that location.</i></li> <li>• <i>At Companies House no record of Sloe Fen Farm can be found.</i></li> <li>• <i>Under policy NH/8 of South Cambs Local Plan there was note of the impact on Green Belt about where a building was situated and the size of the building. The barn in question is a 14-metre-wide building on a field directly facing Oakington Road. It could quite easily have been moved to one side of the entrance to reduce the impact on surrounding areas. The impact of the existing location is high in line with the NH/8 policy.</i></li> <li>• <i>There were also mistakes in the application. It was said that there has been parking for 16 cars. The resident noted that this was a green field site, laid to grass and had not been used for parking before.</i></li> <li>• <i>Land Registry title - The resident noted that there was note of restrictive covenants on this land he was not sure of their impact.</i></li> </ul> <p><i>He hoped that Girton Parish Council took all the above into account and upheld their previous decision of February 2022.</i></p> <p><i>South Cambs Local Plan: <a href="https://www.scambs.gov.uk/media/17793/south-cambridgeshire-adopted-local-plan-2018.pdf">https://www.scambs.gov.uk/media/17793/south-cambridgeshire-adopted-local-plan-2018.pdf</a></i></p> <p><b><u>Landowner (Second member of Public)</u></b></p> <ul style="list-style-type: none"> <li>• <i>Parking spaces were an interesting point. The hard-core area had been put in place from spring 2021 for the CCC workforce on the cycle way in 2021. CCC had approached the landowner several times as they had nowhere to park whilst working on the cycle way. The Landowner did not think was a need for planning permission as he was told by Planning officer none was needed in August 2020. (Landowner provided email from Planning to Council).</i></li> <li>• <i>The landowner confirmed that he had taken advice from the planning authority. He would not have built a barn without planning permission.</i></li> </ul> <p><i>The following points were noted.</i></p> <ul style="list-style-type: none"> <li>• <i>Restrictive covenant covering a percentage of any building to go to estate of previous owners. Expires in 6/7 years.</i></li> <li>• <i>Keeping Alpacas to be a hobby/small business</i></li> <li>• <i>Sloe Fen Farm is a sole trader business.</i></li> <li>• <i>Barn was built in current location as this is where parking is in place.</i></li> <li>• <i>There is a six-foot-high timber recessed gate in line with other neighbouring properties.</i></li> <li>• <i>was a recess of 6ft 5inches in line with other properties.</i></li> <li>• <i>There was little visibility from the road or impact on traffic.</i></li> <li>• <i>The entire area is green belt. That does not prevent agricultural development.</i></li> </ul> <p><i>Landowner had forward email to Council in which Planning authority apologized for giving incorrect advice.</i></p> <p><i>The planning application had been withdrawn twice to deal with requirements around flooding and transport requirements. These were now dealt with. The only outstanding requirements was around flooding as the regulations had increased over</i></p>	

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	<p><i>the last few years. HE is now working with a consultant to meet these increased requirements.</i></p> <p><b><u>Questions from Councillors</u></b>  Cllr Clare noted that there was not much information on the Planning portal.  Cllr Carney noted that it was a recurrent problem with GCP that documents are not available on portal.</p>	
23/044	<p><b>To approve co-option of new Councillor/s to Planning Committee</b></p> <p><b><u>Approval:</u></b> <i>Cllr Carney proposed the co-option of Cllr Brown. Cllr Muston seconded. Unanimous approval.</i></p> <p>Cllr Carney noted a declaration of interest for Cllr Brown for Agenda item 23/047.3 as Cllr Brown lives close by Sloe Fen Farm.</p>	Approved
23/045	<p><b>To Approve minutes of Planning Committee of 24<sup>th</sup> May 2023</b></p> <p><b><u>Approval:</u></b> <i>Cllr Giles proposed. Cllr Carney. Three in favour. One abstention (Cllr Brown).</i></p>	Approved
23/046	<p><b>Matters arising from Previous Meetings (for information only)</b></p>	
23/047	<p><b>Business items requiring a decision, or consideration by the Council.</b></p>	For Decision
23/047.1	<p><b><u>1ST FL SIDE &amp; PART REAR EXTENSION &amp; GRD FL REAR EXTENSION</u></b>  20 Thornton Road Girton Cambridgeshire CB3 0NW  Ref. No: 23/01534/HFUL   Validated: Mon 24 Apr 2023   Status: Awaiting decision.</p> <p><b><u>Approval:</u></b> <i>Cllr Carney proposed. Cllr Giles seconded. Unanimous Approval.</i>  <i>GPC Comments entered to GCP Planning portal: 07/06/2023</i></p>	Support
23/047.2	<p><b><u>Erection of a garden deck to rear.</u></b>  69 High Street Girton Cambridgeshire CB3 0QD  Ref. No: 23/01435/HFUL   Validated: Tue 02 May 2023   Status: Awaiting decision.</p> <p><b><u>Approval:</u></b> <i>Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.</i>  <i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p>	Support
23/047.3	<p><b><u>Retrospective erection of a storage barn/stabling</u></b>  Sloe Fen Farm Oakington Road Girton Cambridge Cambridgeshire CB3 0QH  Ref. No: 23/01831/FUL   Validated: Fri 12 May 2023   Status: Awaiting decision.</p> <p><b><u>First Amendment: Cllr Brown proposed a first amendment as below:</u></b>  Girton Parish Council approve this application and in addition request that a drainage test is performed and excess hard-core is removed from the site and that there be further sympathetic planting. Council also notes to GCP the apparent missing and misleading information given to the applicant.</p> <p><b><u>Approval:</u></b> <i>Cllr Brown proposed. Cllr Muston seconded. Three in Favour, One against, One abstention</i></p> <p><b>GPC to recommend this Application go to GCP Planning Committee.</b>  <b>GPC Councillor to attend the above Committee to state rationale and questions.</b></p>	Support

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	<p><i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p> <p><b><u>Original Approval:</u></b> <i>Cllr Carney proposed that Council opposed this application. Seconded by Cllr Giles.</i></p> <p><b><u>Second Amendment: Cllr Carney proposed a second amendment as below:</u></b>            Girton Parish Council approve a Neutral opinion on this application. GPC would likely have objected if the building had not been constructed. However, due to apparent misinformation from South Cambs, council are not in a position to confirm a directive in either direction.</p> <p><b><u>Approval:</u></b> <i>Cllr Carney proposed. Motion not seconded.</i></p> <p><b><u>Debate Highlights:</u></b>            This item was moved to the beginning of the agenda due to interest from Members of the Public.</p> <p>Cllr Carney stated that having heard from members of the public there were still matters to be sorted. There were documents missing from GCP Planning portal.</p> <p>He was concerned about lack of compliance with South Cambs Local plan. He was also concerned about the requirement for Surface water discharge infiltration and the requirement for onsite testing which had not been put in place.</p> <p>He felt that the applicant had been treated very poorly and given bad advice. He stated that he opposed the application but wished to give strong feedback to SCDC, GCP and CCC about the inaccurate advice given to the applicant and the site being left in poor state post completion of the cycle way. He felt they needed to sort this out.</p> <p>Cllr Muston stated she felt that there may be no alternative but to object, but she was very unhappy about the advice given to the applicant. She noted as she had said last time that if the correct information had been given the barn may not have been as large and may have blended with the surrounding area.</p> <p>She noted that she was from a farming background and noted that a building for farm animals does need to be of a decent size due to the requirements for caring for animals. Cllr Muston felt the building did not stand out as much as he had expected. She noted that perhaps we should be saying that given all the problems and mistakes in advice from Planning authority she may approve the application.</p> <p>Cllr Carney confirmed he understood her point. Had the Committee received the recent information provided they may have voted differently. He felt that Girton Parish Council had also been given inaccurate information.</p> <p>Cllr Giles noted that if GPC were to support this application clear information needs to be given to the village about Council's rationale.</p> <p>Cllr Brown noted this was a difficult situation and that informing the village was an absolute must so that it does not set a precedence in punishing applicants when poor advice was given. She also noted that Council needed correct information to make objective decisions.</p>	

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	<p>Cllr Carney noted the option of returning a neutral decision as Council would likely not have approved this application prior to erection of the barn. However, because of the misinformation given to the applicant with hindering from CCC they have been put in a position that they may be minded to approve.</p> <p>Cllr Brown proposed the <b>First Amendment</b></p> <p>Cllr Brown stated that GPC recommend changes to the current application.</p> <ul style="list-style-type: none"> <li>• Development to blend in better with surrounding areas.</li> <li>• Onsite Flooding test to be carried out.</li> <li>• Remove hardcore.</li> </ul> <p>She noted that building of the cycle way had caused damage to the grass which caused applicant to spend money.</p> <p>GPC Clerk noted that Council had stated they had not received full information and if that is the case then they need to consider neutral option stating the lack of and misleading information to Council.</p> <p>Cllr Carney proposed the <b>Second Amendment</b></p>	
23/047.4	<p><a href="#"><b>Submission of details required by condition 4 (Boundary Treatments) of planning permission 22/01168/REM</b></a></p> <p>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire Ref. No: 22/01168/COND4   Validated: Mon 15 May 2023   Status: Awaiting decision.</p> <p><b>Approval:</b> <i>Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.</i> <i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p> <p><b>Debate Highlights:</b> Note Council approved agenda items 23/047.4, 23/047.5 and 23/047.6 in one vote.</p>	Support
23/047.5	<p><a href="#"><b>Submission of details required by condition 3 (Sample Panel) of planning permission 22/01168/REM</b></a></p> <p>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire Ref. No: 22/01168/COND3   Validated: Mon 15 May 2023   Status: Awaiting decision.</p> <p><b>Approval:</b> <i>Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.</i> <i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p> <p><b>Debate Highlights:</b> Note Council approved agenda items 23/047.4, 23/047.5 and 23/047.6 in one vote.</p>	Support
23/047.6	<p><a href="#"><b>Submission of details required by condition 2 (Materials) of planning permission 22/01168/REM</b></a></p> <p>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire Ref. No: 22/01168/COND2   Validated: Mon 15 May 2023   Status: Awaiting decision.</p> <p><b>Approval:</b> <i>Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.</i> <i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p> <p><b>Debate Highlights:</b></p>	Support

Agenda Item	Item Description	Action/ Power
	Note Council approved agenda items 23/047.4, 23/047.5 and 23/047.6 in one vote.	
23/047.7	<p><a href="#"><u>1) Lime - Lift crown to 4m above ground level by reducing back to appropriate side branches - to allow more light into the property and garden below</u></a> <a href="#"><u>2) Lime - Lift crown to 4m above ground level by reducing back to appropriate side branches - to allow more light into the property and garden below</u></a> <a href="#"><u>3) Horse Chestnut - Remove epicormic shoots and lift crown to 5m above ground level over 93a's garden and hedge by reducing back to appropriate side branches - to lift it clear of the hedge. allow more light into the garden and bring it more into shape with it's crown over the neighbour's garden</u></a></p> <p>93A Cambridge Road Girton Cambridgeshire CB3 0PN  Ref. No: 23/0490/TTPO   Validated: Fri 19 May 2023   Status: Awaiting decision.  <b>Approval:</b> <i>Cllr Carney proposed. Cllr Giles seconded. Unanimous Approval.</i>  <i>GPC Comments entered to GCP Planning portal: 07/06/2023.</i></p> <p><b>Debate Highlights:</b>  Council noted that images of the trees in question were not included in planning portal.</p>	Support
23/048	<b>Council to approve any Planning Applications received subsequent to the issue of this Agenda with deadlines ahead of next Full Council - <i>Not Applicable.</i></b>	Not Applicable
23/049	<p><b>To Receive Correspondence addressed to the Council.</b></p> <p><b>Debate Highlights:</b>  The council noted the letter received from Anne Rennie highlighting the results of the Hotel Felix public enquiry.  Council posted the results to Girton Village Community website on 3<sup>rd</sup> June 2023.  Council noted that as at end of day 6<sup>th</sup> June 2023, 155 hits had been made to that post.  Cllr Clare asked if there was anything further that GPC could do. Cllr Carney noted.</p> <ol style="list-style-type: none"> <li>1. Need to review the calculation of Section 106 money noted in the application. Amount of £16,800.</li> <li>2. Consider that the Cambridge and Peterborough NHS had confirmed there was no infrastructure to support the complex care that this development would bring to the area. This was presented at the enquiry by Cllr Muston.</li> </ol>	Noted
23/050	<p><b>To Approve Communication of items from this Agenda</b></p> <p><b>Approval:</b> <i>Cllr Carney proposed. Cllr Giles seconded. Unanimous Approval.</i></p>	Approved
23/051	<b>To Request items for next Agenda - None</b>	
23/052	<b>Date of next meeting(s):</b> To be confirmed (dependent on Planning Applications received).	
<b>Meeting Ended: 20:16</b>		

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The Pavilion  
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 Cambridge, CB3 0FH

NOTICE of MEETING: GIRTON PARISH COUNCIL  
 MEETING: PLANNING COMMITTEE  
 DATE & TIME: Wednesday 24<sup>th</sup> May 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
<b>Members: [6]</b> Cllr Carney (Chair), Cllr Blom, Cllr Giles, Cllr Hayat, Cllr Marshall, Cllr Muston. <b>Present:</b> Yvonne Murray (Girton Parish Clerk) <b>Members of the Public:</b> One		
23/025	<b>Welcome from Committee Chair</b> The meeting began at 18:46 once the meeting became quorate. Cllr Carney welcomed everyone to the meeting.	
23/026	<b>To Receive Apologies and Reasons for Absence</b> Cllr Clare (Vice-Chair), Cllr Betts, Cllr Linton, Cllr Williams, Cllr Wright	Approved
23/027	<b>To Receive Members' Declarations of Interest and to note Dispensations.</b> No declaration of interests declared. Cllr Muston noted that she lived on Thornton Road but not close to the property on this agenda.	Noted
23/028	<b>Public Participation</b>  <b>Cllr Blom arrived at 18:46</b>  <u>Debate Highlights:</u> <b>A member of the public</b> A member of the public attended the meeting and gave Council possible further information to consider.	
23/029	<b>To Approve minutes of Planning Committee of 12<sup>th</sup> April 2023</b>  <u>Approval:</u> Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.	Approved
23/030	<b>Matters arising from Previous Meetings</b> ( <i>for information only</i> )	
23/031	<b>Business items requiring a decision, or consideration by the Council.</b>	For Decision
23/031.1	<a href="#"><u>1ST FL SIDE &amp; PART REAR EXTENSION &amp; GRD FL REAR EXTENSION</u></a> 20 Thornton Road Girton Cambridgeshire CB3 0NW Ref. No: 23/01534/HFUL   Validated: Mon 24 Apr 2023   Status: Awaiting decision.	Deferred
23/031.2	<a href="#"><u>Erection of a garden deck to rear.</u></a>	Deferred

Agenda Item	Item Description	Action/ Power
	<p>69 High Street Girton Cambridgeshire CB3 0QD            Ref. No: 23/01435/HFUL   Validated: Tue 02 May 2023   Status: Awaiting decision</p>	
<p><b>23/031.3</b></p>	<p><a href="#"><u>Retrospective erection of a storage barn/stabling</u></a>            Sloe Fen Farm Oakington Road Girton Cambridge Cambridgeshire CB3 0QH            Ref. No: 23/01831/FUL   Validated: Fri 12 May 2023   Status: Awaiting decision.</p> <p><b>Approval:</b> Cllr Carney proposed. Cllr Marshall seconded.</p> <p><u>Debate Highlights:</u>            Cllr Carney commented that a number of neighbours have objected with a list of objections. Some of which had been addressed.            He noted the original concerns of CCC Highways including insufficient traffic splay and drainage report which has now been submitted and appears to be satisfactory.            He also noted the height of the barn may affect views, access to the land unsure of whether this is included in the application or not? Whether the nature of the building is disproportionate for Green belt.</p> <p>Cllr Marshall stated he was not clear as to whether the planning application is for a business for the building/barn? Is the intention for the building to have a lot more Lamas. It is not clear.</p> <p>Cllr Muston stated for animals you would need as much indoor space as possible. Having heard the input from the member of the public she was in two minds. Would like more information.</p> <p>Cllr Blom having heard input from member of public was unsure as to whether correct advice had been given by Planning Officer. It was surprising the scale of the barn would not need planning permission.</p> <p>Council considered whether more information was required from the Planning Officer to Council could understand the advice given prior to request for Planning permission.</p> <p>Discussion took place initiated by Cllr Hayat that the planning application should be considered as if the barn was not in place.</p> <p>Cllr Marshall noted that for planning application it is essential in communicating our decision, when made the whole village needs to understand the rational of Council.</p> <p><b>Amended Motion:</b> Council approves deferring the decision on planning and asking for more time from GCP and requesting more information including the content of the email exchange between the Officer and Applicant, redacted where necessary.</p> <p><b>Amended Approval:</b> Cllr Marshall proposed. Cllr Giles seconded. Four in Favour. One against. One abstention.</p>	<p><b>Deferred</b></p>
<p><b>23/031.4</b></p>	<p><a href="#"><u>Submission of details required by condition 4 (Boundary Treatments) of planning permission 22/01168/REM</u></a>            North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire            Ref. No: 22/01168/COND4   Validated: Mon 15 May 2023   Status: Awaiting decision</p>	<p><b>Deferred</b></p>



Agenda Item	Item Description	Action/ Power
23/031.5	<p><a href="#"><u>Submission of details required by condition 3 (Sample Panel) of planning permission 22/01168/REM</u></a></p> <p>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire Ref. No: 22/01168/COND3   Validated: Mon 15 May 2023   Status: Awaiting decision</p>	Deferred
23/031.6	<p><a href="#"><u>Submission of details required by condition 2 (Materials) of planning permission 22/01168/REM</u></a></p> <p>North West Cambridge Site Phase 1 Huntingdon Road Girton Cambridgeshire Ref. No: 22/01168/COND2   Validated: Mon 15 May 2023   Status: Awaiting decision</p>	Deferred
23/032	<b>Council to approve any Planning Applications received subsequent to the issue of this Agenda with deadlines ahead of next Full Council</b>	<b>Not Applicable</b>
23/033	<b>To Receive Correspondence addressed to the Council</b>	<b>Not Applicable</b>
23/034	<p><b>To Approve Communication of items from this Agenda</b></p> <p><b>Approval:</b> Cllr Carney proposed. Cllr Muston seconded. Unanimous Approval.</p>	<b>Approved</b>
23/035	<b>To Request items for next Agenda</b>	
23/036	<b>Date of next meeting(s): To be confirmed.</b>	
<b>Meeting Ended: 19.10</b>		