



GAMLINGAY PARISH COUNCIL

Minutes of a Meeting of the Planning Committee

Held on Tuesday 23rd February 2016 at the Eco Hub, Stocks Lane, Gamlingay  
At 7pm.

PRESENT: Peter Dolling, Gerry Burne, R Spurling, Colin Smith, T Gurney, J McGeedy, C Sale, B Perry, Kirstin Rayner & Leanne Bacon (Clerks), D Finnigan (delayed) and 0 members of the public

112. To receive apologies for absence- D Finnigan (delayed)
- 113.i. To receive written requests for dispensations for disclosable pecuniary interests- none  
ii. To grant any requests for dispensations as appropriate- none.
114. To note any items for consideration for the next meeting –Endurance Estates- public consultation event 2pm-7pm at the Eco Hub (West Road development)
115. To approve and sign as a correct record the Minutes of meeting on 9<sup>th</sup> February 2016- agreed and signed.
116. To consider Any Matters Arising- none
117. To receive any representations from Members of the Public and Press relating to items of business on this agenda during a ten minute Open Forum.  
**To re-open the meeting** D. Finnigan arrived at the meeting.
118. To consider the following planning applications:
  - 118.1 S/3169/15/FL- Proposed replacement pair of 2.5 storey semi-detached dwellings following demolition of existing pair of semi-detached houses and associated outbuildings at 12, Little Heath, Gamlingay, SG19 3LL-Refused-**  
Two semi-detached properties proposed as replacements- some features are replicated, but bay window and porches are not in keeping. Design is quite imposing/ urban in nature- not rural cottage character. Concern was expressed in relation to the number of parking spaces - for only two cars per house with access point in close proximity of the corner of the track, and there is not sufficient parking spaces for the size of accommodation proposed. PD expressed concern about the loss of smaller properties in the countryside. Demand in Gamlingay is for smaller properties. Design- not appropriate for the open nature of the location (open countryside) the housing in Little Heath has lower profile roofs 1.5 storey height maximum- replacement homes are out of character at 2.5 storeys. It was resolved to object to the application. The principle of redevelopment of the site with two replacement semi-detached properties was accepted, but the current urban nature of the design and the proposed size of the new dwellings are out of character for the local area of Little Heath.

**118.2 S/0078/16/FL- Proposed new dwelling at Fountain Farm, Park Lane, Gamlingay SG19 3PD-Refused** 1 member of the public arrived at the meeting. Bungalows surround the site. A 1.5 storey house is proposed. Issue visual impact is fairly low. Site is classified as in the open countryside. Clerk outlined the planning history of the site. Precedent issue arises in relation to splitting up landholdings within open countryside to create new homes on land which was originally one rural smallholding with a mobile home. Proposed property has no link to manage a rural landholding. Site is outside the village envelope. Clerk to contact the Planning Officer about the implications of the pre-application advice and weight given to provide new properties within the open countryside.

119. **To receive notices of decisions to previous planning applications-**

**119.1 S/1792/15/FL- Approval for change of use of amenity land, vehicular access and hard standing at 14 Manor Road, Gamlingay SG19 3EN-noted**

120. **Other Planning issues** – none

121. **Closure of Planning meeting-7.28pm**

Next Planning meeting: Tuesday 8<sup>th</sup> March 2016 - 7pm at the Eco hub

Signed ..... Dated .....