



Minutes of a Meeting of the Planning Committee held at the Kier Suite, Eco Hub, Stocks Lane, Gamlingay on Tuesday 27th June 2017 at 7pm.

Present: C Smith , A Goss, D Finnigan, T Gurney, G Burne. Clerks K Rayner & L Bacon, 2 members of the public. Apologies from SK and BS (County and District Councillor)

22. To receive apologies for absence- J McG and C Sale- previous engagement. 1 member of the public joined the meeting.
- 23.i. To receive written requests for dispensations for disclosable pecuniary interests.
ii. To grant any requests for dispensations as appropriate-none received
24. To note any items for consideration for the next meeting -none
25. To approve and sign as a correct record the Minutes 13th June 2017-**Agreed and signed**
26. To consider Any Matters Arising- None
27. 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. Residents to express concerns under agenda item (28.2).
To re-open the meeting
28. To consider the following planning applications:
 - 28.1 **S/2121/17/FL- Proposed detached double garage (to replace existing, to facilitate replacement dwelling S/0441/17/FL) Bryjohn, Heath Rd, Gamlingay SG19 2JD-Approved-** noted materials are to match proposed new dwelling. Reasoning for the application stated by applicant was to create 'better views' for property –no concerns.
 - 28.2 **S/1977/17/FL- Proposed demolition and change of use of disused veterinary practice and erection of two 3 bedroom semi-detached dwellings with car parking at land rear of 49 Mill St, Gamlingay SG19 3JW-Refused-** 1 member of the public joined the meeting. 3 Residents were in attendance. Concerns expressed on overlooking to Clare Court Barns and Blythe Farm, specifically first and second floor bedroom windows which look directly into bedroom and living kitchen space. Residents expressed that ground floor windows were fine. Previous correspondence regarding conservation area principles limited height of chimney to roof line only. These properties are over 5 metres taller. Scale drawing produced by resident illustrated overbearing nature of proposed development. Residents expressed concern that the heritage statement has used the maximum height of properties in the vicinity as justification for height of new properties. Not in keeping with the conservation area, on a naturally raised site. Residents expressed no concerns in principle for residential development-single storey property more appropriate. Reasons for refusal- overbearing height and massing in relation to existing buildings within a conservation area/proximity to listed buildings, first and second floor windows directly overlook neighbours, property design does not fit with the surroundings. Resident raised further issues with regard to unspecified boundary treatments with neighbouring hall. Councillors agreed to object on three main grounds.
29. **To receive notices of decisions to previous planning applications-**

29.1 S/1478/17/FL- Permission granted for erection of a livestock unit at Solitaire, Drove Rd, Gamlingay SG19 3NY-noted

30. **Other Planning issues –**

30.1 S/1836/17 PA Prior approval for single storey rear extension and S/205/17/LD lawful development certificate for demolition of existing lean to and erection of new single storey extension at 5 Cinques Rd, Gamlingay SG19 3NJ- for information only-noted

31. **Closure of Planning meeting- 7.25pm**

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