



GAMLINGAY PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held at the Kier Suite, Eco Hub, Stocks Lane, Gamlingay on Tuesday 10th October 2017 at 7pm.

Present: Chair C Smith, Councillors , A Goss and G Burne, D Finnigan. Clerk K Rayner and L Bacon. 2 members of the public.

82.To receive apologies for absence- J McGeady (delayed) , T Gurney (unwell)

83.i. To receive written requests for dispensations for disclosable pecuniary interests.
ii. To grant any requests for dispensations as appropriate. None

84.To note any items for consideration for the next meeting –

S/0249/17/CC Part demolition and extension to Gamlingay Village College change from Middle School to Primary School (240 pupils to 420 pupils), Station Rd, Gamlingay SG19 3HD- Large Scale Planning Application-Resolved that a public meeting was necessary – specifically in relation to access, highway concerns and parking layout.

SK advised that reassessment of whether lollipop lady criteria will be met by proposed changes. SK to alert County with regard to this issue. KR advised the transport statement hard copy has been received in the Parish Council Office. Age range of children has changed.

85. To approve and sign as a correct record of the Minutes 26th September 2017-**Agreed and signed**

86. To consider Any Matters Arising-None

87. 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.

A member of the public stated concerns on application S/3170/17/OL in relation to flood risk, the site has a high number of bats frequenting the site, the site is landfill an likely to be contaminated, traffic issue access position down hill with blind bend –although 30mph traffic speeds high –dangerous to cross for vehicles and pedestrians. CS- draft minutes from the public meeting on 5th October had been circulated to all councillors.

88. To consider the following planning applications:

88.1 LSPA- recommendation S/3137/17/FL Change of use from paddock to amenity green space at Green End/Heath Rd, Gamlingay SG19 3JZ –CS
advised that both applications are linked, and would be discussed together. Concern expressed that the proposal S/3137/17/FL did acknowledge that there is a clear issue of coalescence of Dennis Green and Little Heath with the main village. The application for green space on only part of the site does not address this. There is no access for maintenance vehicles, and open space-formal or informal is on the wrong side of road for the majority of children (Green Acres estate) and there is no safe crossing point or path on that side of the road. Site is a landfill site and land would have to be decontaminated for use as amenity

green space. Field is uneven and has reported to have sunk 4 feet in 23 years.
Recommendation to Full Council- Refusal.

88.2 LSPA-S/3170/17/OL Outline planning permission with all matters reserved for self-build/custom build residential development for up to 9 dwellings at Green End/Heath Rd, Gamlingay SG19 3JZ – Concern expressed that the road although 30mph limit suffers from excessive speeding, and the site is outside the village framework. The site is the only site to the south side of the brook proposed for housing. Field regularly floods in winter. It is a landfill site and is very likely contaminated. KR advised s.106 Officer had advised that there will be s.106 benefits liable on a plot by plot basis. Concerns expressed that there is no footpath/cycle way on the side of the road. Concern expressed that self build timescales are long and likely to be sporadic over a period of years, causing noise and disturbance to nearby residents over a prolonged period. Significant numbers of vehicle movements serving each individual plot. S.106 receipts high on administration and timescales mean that no significant project will be able to be delivered due to drip feed of resources. Some resources may have to be returned due to time limits to expend. Further clarification on s.106 package and assumptions is required (to Full Council). Self- build concept-aim of providing residents access to cheaper housing by self- building in general was supported. However location/site considered unsuitable. Issue of cumulative impact allowing development south of the brook/extension of a natural village development edge should be resisted. SK advised due to lack of 5 year housing supply and SCDC being lead local authority on self-build significant pressure will be on the district to approve the application. 3 members of the public arrived at the meeting. Highway concerns evident, 2 road deaths have occurred in vicinity. Planning history needs research (KR). 5 members of the public arrived at the meeting. Concerns expressed:- contaminated site, road safety, privacy loss for existing dwellings, village separation issue, flooding and pedestrian access and safety, outside the framework, nature of self build (timeframe and noise /disturbance issues)- **Recommendation to Full Council- refusal on above grounds (both applications)**

89. **To receive notices of decisions to previous planning applications**

89.1 S/2885/17/FL Approval for construction of a fishing lake, installation of three bases (mobile holiday lodges) car parking and internal access track, landscaping and infrastructure at New Barn Farm, Drove Rd, Gamlingay SG19 3NY-noted

89.2 S/2723/17/FL- Approval for changes to the Warden House, Church Lane, Gamlingay SG19 3EX-noted

90. **Other Planning issues -**

90.1 Previous permissions- decision notices not sent to Parish Council:-

S/3571/16/FL- Erection of 2 bed bungalow at 27 Everton Rd, Gamlingay, SG19 2JJ

S/0030/17/OL Outline permission for 3 bedroom dwelling at Wychelms, Little Heath SG19 3LL-noted

S/3099/16/RM Approval reserved matters for new dwelling and cart barn at Ashpole House, The Cinques Gamlingay SG19 3NU-noted

90.2 Status of Planning permission Land west of 22A West Rd- discharge of conditions applications –for information-noted

91. **Closure of Planning meeting- 7.35pm**

Signed.....

Dated.....