



GAMLINGAY PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held at the Kier Suite, Eco Hub, Stocks Lane, Gamlingay on Tuesday 12th December 2017 at 7pm.

Present: Chair C Smith, Councillors ,D Finnigan (delayed), A Goss. Clerk K Rayner. 7 members of the public. Cllr S Kindersley (District & County Councillor)

122. To receive apologies for absence- G Burne (previous engagement), T Gurney (family emergency), J McG (previous engagement)
- 123.i. To receive written requests for dispensations for disclosable pecuniary interests-None received
- ii. To grant any requests for dispensations as appropriate-None
124. To note any items for consideration for the next meeting-None. DF joined the meeting.
125. To approve and sign as a correct record of the Minutes 28th November 2017-**Agreed and signed**
126. To consider Any Matters Arising- None
127. 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. Members of the public asked to contribute at time of discussion on individual application/s.
128. To consider the following planning applications:
- 128.1 S/4118/17/FL- Single storey side extension- 14 Murfitt Way, Gamlingay SG19 3EW- Approved-** No objections from neighbours have been received, wide plot- no concerns expressed.
- 128.2 S/4210/17/FL- Erection of dwelling and refurbishment of barn for garaging and ancillary domestic storage –land to the rear of 53 Church Street, Gamlingay,SG19 3JJ-Approved-** Agent for the site explained site previously had large barns and existing barn part of complex of buildings- to be retained and refurbished for car parking. Parking for neighbours has stopped-site is vacant. Narrow site but not constrained at the rear. AG asked about proposal to build out footpath at entrance-agent stated if highway authority supported it, will improve pedestrian visibility. No concerns expressed. 1 member of the public left the meeting.
- 128.3 S/3918/17/FL- Erection of single storey office building (B1 (c)use) and associated storage shed at land adjacent and to the north of 1 and 1a Church End, Gamlingay SG19 3EP-Refused-** Meeting closed for applicant and members of the public to speak. Applicant advised significant amount of work has been done and detailed traffic survey has been undertaken. Plan is to be in keeping with the existing surrounding area. Current offices in Potton-keen to move to Gamlingay, require a storage building on site. Design is tucked on the left hand side to ensure views of rear fields are not interrupted. Currently employs two Gamlingay residents-will look to expand this. Plant and machinery will be stored here only when site work has finished. Most equipment stored on building

sites elsewhere. Deliveries of materials will be to building sites not office complex. There will be some repairs/servicing of equipment when not being used. All operations will be between 8am and 5pm (office hours) Machinery movements will be within these hours.

Two members of the public asked to speak. Proposal is for 2 storey office block, on grade 1 agricultural land, within the conservation area. Concern expressed about traffic levels, the effect on the listed buildings in the vicinity, and the likelihood of increased road traffic accidents close to bend. Three previous applications have all been refused –access closest to bend, setting in the conservation area, increased traffic and noise and disturbance. Dog leg access- a safety concern and potential threat damage to listed buildings. Not enough visibility kerb side for access.

A member of the public expressed concern- lives directly opposite site-no foundations to front of listed cottage-listed cottages will be affected by additional traffic. Increasing numbers of vehicles accessing Cambridgeshire schools along this route.

Meeting was re-opened.

CS- there is a strong conservation area-either residential or agricultural/farming traditional use- industrial/office is a change in character. Other sites are available in the village for commercial development. Proposal is a change to the sole use as residential area. Councillors requested SCDC Planning Committee visit the site and decisions should be referred to Planning Committee due to sensitive location (impact on Conservation area and listed buildings in the vicinity mainly from vehicular movements). Concern expressed over access- current agricultural machinery access only-no restrictions. Applicant stated would be happy to consider time/use restrictions on any permissions.-Monday to Friday within office hours. Design of building is good.

128.4 S/4123/17/FL- Single storey rear extension and loft conversion at 19 Mill Street, Gamlingay, SG19 3JW-Approved- No concerns expressed.

129. To receive notices of decisions to previous planning applications-

129.1 S/3133/17/FL-permission granted for demolition of existing outbuildings and erection of new dwelling house with detached double garage at 21 Everton Rd, Gamlingay SG19 2JJ-noted

130. **Other Planning issues –**

130.1 **Planning application registration** for 1 detached dwelling and demolition of the WI Hall, at 8 Waresley Road, Gamlingay SG19 3EH (PP06456132)-Parish Council application (to be determined)-noted

131. **Closure of Planning meeting- 7.30pm**

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