



Minutes of a Meeting of the Planning Committee held at the Eco Hub, Stocks Lane, Gamlingay on Tuesday 22nd May 2018 at 7pm.

Present: C Smith, A Goss, P Webb, T Gurney, S Jones, M Ridler- Clerk K Rayner and L Bacon
8 Members of the public.

1. To elect a chair and vice chair of Planning Committee- Mr A Goss was proposed and seconded for Chair and duly appointed. PW was proposed as Vice Chair of planning, seconded and duly appointed.
2. To receive apologies for absence-DF
- 3.i. To receive written requests for dispensations for disclosable pecuniary interests.
- ii. To grant any requests for dispensations as appropriate-None declared
4. a) To note any items for consideration for the next meeting.
b) Material Planning Considerations checklist -clerk advised of main considerations and training presentation was circulated to all members in the interim
5. To approve and sign as a correct record of the Minutes 24th April 2018-**Agreed and signed**
6. To consider Any Matters Arising- None
7. 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 to speak at item 8.3, and 8.7.
8. To consider the following planning applications:
 - 8.1 **S/1315/18/FL- Extensions and alterations on two levels-4 Hatley Road, Gamlingay SG19 3HH-Approved-** No concerns expressed.
 - 8.2 **S/1392/18/FL-Erection of prefabricated granny annex at 34 Murfitt Way, Gamlingay SG19 3EW-Approved with comments:-** Concern expressed that rear bedroom window will create a privacy issue for No67-so should be placed on the side of the building not the rear.
Additional parking space will be required for the applicant which is not identified on the application. Two members of the public left the meeting.
 - 8.3 **S/1179/18/FL-4 Stables, feed store, tack room and siting of log cabin for temporary period of 3 years –land adjacent to Wren Park, Cinques Rd, Gamlingay SG19 3NJ-Approved with comments-** Applicant spoke with regards to proposal for new rural business. Three letters of support, and one objection (not shared). Subject to a robust business case being submitted, permission for a temporary period of three years should be granted, then further review. It was noted permanency would be sought, subject to successful business being established. Two members of the public left the meeting.
 - 8.4 **S/1364/18/FL- 2 new 4 bed detached houses with garages at Rose Villa, Little Heath, Gamlingay SG19 3LL-Refusal-** Site location juts into open countryside, and is set back from the building line, which adjacent to the unadopted access road. Application design/layout and access is suburban in appearance (rural setting). Cumulative impact of development in this location is a

concern. Development does not relate well to the current development pattern (contrary to policies DP2,3,7). 1 member of the public arrived at the meeting.

- 8.5 **S/0752/18/FL- Single storey rear extension at 34 Elizabeth Way, Gamlingay SG19 3NH-APPROVED-** decision notice issued- noted
 - 8.6 **S/1317/18/FL- Restore the outhouse by turning it into an annex at 2 Dennis Green, Gamlingay SG19 3LQ-Refusal-** development outside the village Framework. Lack of parking -local danger spot/speeding traffic. Limited existing parking for plots 2,4,6,8 (illegal verge parking opposite -enforcement notice issued). Proposal adds to density/overdevelopment of the area (open countryside)
 - 8.7 **S/1445/18/FL- Construction of new bungalow, access improvements etc-land south of Cinques Road, Gamlingay SG19 3DQ-No recommendation with comments-** Agent addressed the Committee with regard to the personal circumstances behind the application, and the design considerations. Agent expressed the application was a 'self-build' application, but would be constructed by a builder, not the applicant. Site is in open countryside. Sensitive design to minimize impact on surroundings. Concern that definition of 'self-build' not strictly relevant to this case. Local family need ground floor accommodation. CS and SJ declared a personal non-pecuniary interest, as they have been close neighbour's and abstained from voting. Concern about precedent being set in natural development gap between Gamlingay village and the Cinques hamlet. Four members of the public left the meeting.
 - 8.8 **S/1432/18/FL- Extension to stable block and detached hay barn at Crooked Billet farm, Fullers Hill, Gamlingay SG19 2BP-Approved-**No concerns expressed.
 - 8.9 **S/1494/18/FL- Erection of detached bungalow- land adjacent to 8A Little Heath, Gamlingay SG19 3LL-Refusal-** Development in the open countryside. Cumulative development in this area causing significant harm to the nature of the hamlet. Five-year housing land supply targets have been met. Previous responses for refusal in vicinity are relevant.
 - 8.10 **S/1506/18/FL- Single storey side/rear extension at 11 Murfitt Way, Gamlingay SG19 3EW-Approved-** No concerns expressed.
- 9. **To receive notices of decisions to previous planning applications-**
 - 9.1 **S/1007/18/LD- Lawful Development Certificate for loft conversion at 71 Fairfield, Gamlingay SG19 3LG-noted**
 - 10. **Other Planning issues –**
 - 10.1 **S/0799/18/FL- 2bed bungalow rear of 23 Everton Rd-letter for information-noted**
 - 11. **Next Planning meeting-** Tuesday 12th June at 7pm -likely to be 45 minutes in length
 - 12. **Closure of Planning meeting.-Closed 7.53pm**

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