



Minutes of a Meeting of the Planning Committee held at GAMLINGAY ECO HUB, Kier suite, on Tuesday 12th October 2021 at 7pm.

Present: W Boyne (Chair), H Gould (ex officio), C Smith, A Foster, D Hooper. Clerk K Rayner. 3 members of the public.

51. **To receive apologies for absence**, to receive written requests for dispensations for disclosable pecuniary interests and to grant any requests for dispensations as appropriate.

Apologies from TG/DF

52. **To note any items for consideration for the next meeting**-none
53. **To approve as a correct record of the Minutes 28th September 2021**
Agreed and signed
54. **To consider Any Matters Arising**-None
55. **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.**

Applicant and agent allowed to speak during item 56.1 at discretion of chair.

56. **To consider the following planning applications:**

56.1 Bluebell House Everton Road Gamlingay SG19 2JJ
21/04240/FUL

Demolition of existing stable building and the erection of double garage and storage with ancillary rooms over and change of use of paddock to garden curtilage- **Refused with comments**

Clerk advised had received an objection from a member of the public. Main concern was the building is outside the 'building line' jutting into open countryside. Agent advised other annexes had been permitted in areas with similar characteristics. Clerk advised the areas character is different.

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<https://applications.greatercambridgeplanning.org/online-applications/search.do?action=simple&searchType=Application>

Councillors discussed description of application and was concerned by the description as a 'garage'. Window at first floor overlooking neighbouring property. CS stated concern about privacy from his own experience. Agent advised the window could be obscured but needed to be large as a fire escape route. WB concerned about the change of use of paddock to garden land, further encroaching on 'open countryside'. The application includes ancillary rooms, with downstairs toilet at some distance from main dwelling. It was agreed that the description of the application is inaccurate. CS window overlooks neighbours, building too far back beyond building line. Agent raised issue of previous resolutions relating to other applications for annexes. Clerk outlined the options for resolution- **Resolved to refuse application**, concerns are material considerations of harm to neighbours' privacy and amenity, proposed building and garden land jutting into open countryside. 3 Members of the public left the meeting. 1 Member of the public arrived at the meeting.

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

57.3 **21/02198/HFUL**- Fenestration details, installation of a flue and ancillary development, 5 Church Street, Gamlingay SG19 3JH -approved
Noted

57.4 **21/03659/FUL** and **21/03660/LBC** - Replacement of rear glazed conservatory, erection of front railings in place of wall, replacement rear windows and lead cladding to rear dormer gable at Havelock House 1 Mill Street Gamlingay SG19 3JW – permission granted.
Noted

58. Other Planning issues and conditions for information

58.1 Tree works - 21/1274/TTCA

T1 - Maple - Reduce overall crown close to previous points, approximately 50%. Rear garden 4 Coach House Court Gamlingay SG19 3JE
Noted

59. Items for the NEXT MEETING-

50. Closure of Planning Meeting- 19.22pm

Signed.....

Dated.....

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