



Minutes of a Meeting of the Planning Committee held at GAMLINGAY ECO HUB, Kier suite, on Tuesday 11th January 2022 at 7pm.

Present: W Boyne (Chair), A Foster, C Smith, D Hooper (delayed), H Gould .
Clerk K Rayner and L Bacon . 9 members of the public.

101. **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 , DH (delayed) .

102. **To note any items for consideration for the next meeting**

None

103. **To approve as a correct record of the Minutes 14th December 2021**

Approved and signed.

104. **To consider Any Matters Arising**

None

105. **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.**

MOP permitted to speak under direction of the chair. Due to number of applications there will be limited time for representations. Item 108.2 brought forward (tree application-23 Station Rd) . Both tree applications noted-no additional comments made. 1 MOP left the meeting.

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

106.1 Gamlingay Village Primary, Station Road, Gamlingay SG19 3HB-
Erection of single storey teaching facility

21/05170/FUL- Approve with comments

Please note all plans are available to view on South Cambridgeshire District Council website by entering the address or reference in the search field :-

or register with Idox Public Access for Planning

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

3 Representatives from GVP attended -requiring separate cabin accommodation for SEN children who are mainstream 80% of time but require break out areas. They identified recent problems with the location of the unit adjacent to Key Stage 1 classroom. Unit has been operational for 2 years- 2 out of 10 children are from Gamlingay. Those travelling distance come by taxi and are dropped off inside the school adjacent to the gym. No additional SEN children are expected to join the new facility (for existing needs). CS- adding traffic to a busy school area, with no drop off areas-increasing current problem at 8.30am and 3.30pm. DH- do local children get priority? Clerk (LB) advised that the building is already in place. 3 MOP left the meeting.

106.2 Bluebell House, Everton Rd The Heath , Gamlingay SG19 2JJ - Revised plans- garage with toilet, replacement building and conversion paddock to residential land (revised application)

21/05361/FUL- No recommendation with comments

Garage now single storey but height has been reduced by 50cm to 5.5metres. The footprint is still larger than the current building. MOP explained hip roof height is standard, similar to others in the area. Impact on open countryside, can be seen from public footpath and scale/height of building a concern. MOP advised that objection from neighbour due to personal issue. Noted no actual second storey in the plans and upstairs window had been removed.

106.3 Land south of Heath Road, Gamlingay SG19 2JD- Conversion of agricultural barns to commercial storage

21/05486/PRIOR-Refused with comments

Chair (WB) observed that two barns were still being constructed and were yet to be used for agricultural purposes. Applicant advised he had been approached by local company with a request to store commercial vehicles from a haulage firm. 2 Members of the public joined the meeting. Discussed the type of application and it was deemed incorrect. Barns are for agriculture in the open countryside- and are not in agricultural use at present. Inappropriate location for commercial/storage facility. 1 member of the public left the meeting.

106.4 Rose Villa, Little Heath , Gamlingay SG19 3LL- Replacement of 2 bed bungalow with 4 bedroom house

21/05426/FUL-Approved with comments

Concern that there is lack of a garage to contain vehicles in the open countryside. Parking and access requires reversing out onto access road to barns. Building in general conformity with others built in the area(2 storey).

106.5 Bracken Farm, Heath Rd, Gamlingay SG19 2JJ- Erection of temporary agricultural workers dwelling and farm office and access (revised application)

21/05320/FUL-No recommendation with comments

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Applicant was present to answer questions. Chair (WB) asked what requirement there was to be on site for 24 hours- cattle only placed on the land very recently. Applicant advised 104 cows (not breeding) placed on the field at present. Employment- applicant advised he and his partner worked on the farm, and employed contract staff. Property for applicant and partner (not staff). Temporary permission for 2 bedroom cabin similar to fishing lodge cabins for Cambridgeshire Lakes. Site is small for number of animals identified in the application-numerous other land holdings in the local area. Question whether there is a necessary requirement to live on this site to support the business mainly sited elsewhere. Considered named agricultural occupancy tie of applicant only (Clerk), for a period of three years (DH). Concern over precedent on land in vicinity.

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

107.1 21/04796/HFUL, Single storey rear extension and alterations at 4 Hatley Road, Gamlingay SG19 3HH- approved

Noted

107.2 21/04696/FUL- Erection of 3 bedroom bungalow following demolition of redundant agricultural building land rear of 8 little heath Gamlingay SG19 3LL-approved

Noted

108. Other Planning issues and conditions for information

108.1 Conditions applications

7 Honey Hill, Gamlingay SG19 3 JU- Amended Plans S.73- 2 bed house to 3 bed house, material amendments

21/ 05286/s.73-Noted

Noted objections to materials /cladding and concern over loss of 2 bed accommodation unit.

108.2 Tree applications

i) 4 Church Lane, Gamlingay SG19 3 JU- Numerous tree works

21/ 1665/TTPO-Noted

ii) 23 Station Road, Gamlingay SG19 3HB- Numerous tree works

21/1710/TTCA-Noted

108.3 COL/other applications

i) The Conifers, Long Lane, Gamlingay SG19 3ES- Mobile home condition-certificate of lawfulness

21/ 01596/CLUED-No comments

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ii) Land at West Rd Gamlingay, SG19 3JT- s.106 amendments relating to affordable housing (Mortgagee in possession clause)

21/05401/s106A-No concerns

Assumes the amendment is only relating to the Mortgagee in Possession clause only and not the local connection criteria for affordable housing.

109. Items for the NEXT MEETING- Tree Application- Common Beech , St Marys Churchyard-decision notice-

No objections to removal-decision issued today.

110. Closure of Planning Meeting- 7.41pm

Next meeting Tuesday 25th January 2022 at 7pm at Gamlingay Eco Hub, Stocks Lane Gamlingay SG19 3JR

Signed.....

Dated.....

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