



Minutes of a Meeting of the Planning Committee held at GAMLINGAY ECO HUB, Kier suite, on Tuesday 13th June 2023 at 7pm.

Present: Chair W Boyne, A Foster, R Petch, S Martin. 25 members of the public (MOP). Clerks K Rayner and L Bacon. County and District Councillors SK and BS also present.

10. 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- TG- previous engagement.

11. To approve as a correct record of the Minutes 23rd May 2023-approved and signed

12. To consider Any Matters Arising- None

13. To receive any representations from Members of the Public and Press relating to items of business on this agenda during a fifteen-minute Open Forum.

All members of the public present for item 14.1. MOP -village boundary was meant to be the brook - this is outside. Access from Heath Road on the corner is dangerous, opens up other fields to development up to Cinques Road (Cumulative Impact), must keep open space in the village. 2 MOP arrived at the meeting. MOP previous speaker sums up concerns, area of natural beauty, loads of wildlife. Development opening up to Elizabeth Way. Village plan was meant to stop that. Self-build- is there a local need? So much building in Gamlingay, takes 2 weeks to get a doctor's appointment. Roads are a mess, and don't need any more housing. Question about how to respond-MOP to reply to SCDC Planning authority with comments. MOP - Queried why developers are not here tonight. It was explained that the developers attended the public meeting to answer queries. MOP- he lives opposite but did not know about public meeting. It was explained that this was advertised on noticeboards and social media. MOP - Field is not flat-absurd to put a pond at the top of the site. Architects have never visited the site. MOP tried to interrupt the meeting and accused chair of smirking at him. Chair responded and called order – she would not accept abuse from MOP. MOP- The brook has large volume of water, concern over flooding, rear of Green Acres estate. MOP-was at public meeting- too many houses - has concerns about flooding, water collects in this basin on the field. MOP mentioned that the ecology report baseline appraisal was undertaken after site was

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cleared in 2019. The site was decimated. 2023 survey has been requested by SCDC. 2 MOP arrived at the meeting. The stream is a Millbrook Meadows tributary- surface water a problem. How can the development deliver biodiversity net gain? 10% net gain a requirement (required by November 2023-BS). 2 MOP arrived at the meeting. MOP- spring source is in Weaveley Wood. MOP- point of the village plan was to protect us. MOP- aesthetics of the development, safety and position is flawed. Self-build is feeding the need for the application (150 on register). Why do we have to as a small part of Greater Cambridgeshire have to supply 15% of the need of the wider area?
Chair- 20 objections logged on SCDC portal and 3 direct to the parish council. Advised MOP to submit comments into SCDC Planning Portal. 1 MOP said it was a 'waste of time'. Chair explained the process of appeal should the application be refused.

14. To consider the following planning applications:

- 14.1 Land off Heath Road, Gamlingay (Lupin Field) SG19 3JZ- 10 self-build units- Recommendation to Full Council (LSPA)

23/ 01631/OUT- Recommend refusal

Chair summarised 2 objections from GCP Officers-landscape and design principles in the LP. Breaches character policy GAM3 in the NP. Lead flood authority objected, as has doctors' surgery (health authority)- on capacity grounds. Housing strategy officer has deemed the application inappropriate as site is outside framework, could only be considered for affordable housing. No affordable housing on site was confirmed by the developer at the public meeting. Previously refused in 2012- scheme had some affordable houses. NP found shortage of 1 & 2 bed housing- this development does not cater for this need - 10 large properties. Previous Planning application for self-build off Cinques Rd - inspector identified need for bungalows/affordable houses not detached homes. Application was refused. WB- Transport Plan is not accurate- dispute that there is a good bus service and easy access to the train station. No public transport to station for commuting purposes. Can't get anywhere without a car. No access to Cambridge by public transport. Only option is to drive. GAM1- mix of houses- does not comply. GAM3 village character- provision of a narrow community orchard and pathways does not keep Dennis Green sufficiently separate from the main village (small strip of land). Also character of houses, detached does not fit in with the character of Green Acres estate, nor traditional farmhouses/buildings of Dennis Green. No rights of way- only path to orchard- causing privacy issues from residents on Dennis Green. (GAM8) Access point entry and conflict with pedestrians-additional areas of conflict/traffic movements in an area with many access points. Request for footpath cycleway improvement contribution will be made. GAM9- no enhancement of natural environment features. Water flows downhill- yet water attenuation feature is situated at top of site. No significant biodiversity improvements from current baseline, significant deficits. Visual Impact of 10 large dwellings will affect character and access. MOP interjected - visibility of junction will be compromised/additional conflict. Economic Impact- limited access to doctors, jobs, no preschool at present, little provision. 3 parking spaces mentioned by developers at public meeting, only 2 per plot in the application- issue of additional hardstanding-cars pushed out onto surrounding roads/visitor spaces. Not a positive ecological impact. Cumulative impact also negative. Chair recommends refusal. AF- photographic evidence of the diversity of wildlife and biodiversity photos to be submitted. Concerns about impact on the local area due to flash flooding/water run off from site-

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at least half the field is under water during wet periods. Hardstanding/buildings will make this worse and increase volume of water flowing into the brook. Orchard/attenuation feature at top of the site will not help this. Water flows downhill. MOP interjected sewerage concerns- have had drainage/foul water burst in past due to bad weather. MOP flooding and ecology- foxes and badgers in neighbouring field being developed. MOP advised of bats. 2 MOP asked not to interject and left the meeting. Chair - lots of strong feeling- committee members are not able to comment personally until after the meeting . Next steps- make a formal recommendation to Full Council and then comments to South Cambs DC . Will report strength of feeling at public meeting and tonight. Chair thought it likely that the developers will take application to appeal, if unsuccessful. MOP – how long before a decision? BS (SCDC Councillor) – there is a backlog so may be many months before determination. MOP interjected no point having a village plan and waste of time responding. Chair - please submit your comments to SCDC. SM- weight will be given on NP policies, Chair - will ensure concerns about flood risk, safety and wildlife included in the response. GPC to publish response and make it available on the website/Facebook/on noticeboards. 8 MOP left the meeting. Recommendation to refuse the application on material considerations and NHP policies as raised at the meeting.

Resolution- recommend refusal to Full Council on grounds outlined.

14.2 18, Poppy fields, Gamlingay SG19 3DG - single storey side and rear extension

23/02021/HFUL-Refused

Concern expressed about size of footprint of property extension- larger than original property, and impact on private outdoor space (link to carport not shown on plans). Over development of the site.

14.3 The old barn, Drove Road Gamlingay Cambridgeshire, SG19 3NY
Certificate of lawfulness- commencement of development

23/02102/CLUED-Noted

No comments to add. New accessway entrance installed but no work undertaken to barns to date.

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

15.1 23/00314/LBC– approval for window replacements- 8 Church End,
Gamlingay SG19 3EP- noted

Other Planning issues

16. Conditions applications – none

17. Tree applications – none

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18. Applications amendments – none

19. Agree standard response items and Closure of Planning Meeting

Agreed and meeting closed at 7.47pm

Next meeting- Tuesday 27th June at 7pm at Gamlingay Eco Hub, Stocks Lane
Gamlingay SG19 3JR

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

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