



Minutes of a Meeting of the Planning Committee held at GAMLINGAY ECO HUB, Kier suite, on Tuesday 25<sup>th</sup> July 2023 at 7pm.

Present: Chair W Boyne, A Foster, R Petch, T Gurney, S Martin (ex officio). 4 members of the public (MOP). Clerks K Rayner and L Bacon.

**40. To receive apologies for absence**, to receive written requests for dispensations for disclosable pecuniary interests and to grant any requests for dispensations as appropriate.- No apologies or dispensations.

**41. To approve as a correct record of the Minutes 11<sup>th</sup> July 2023- Approved and signed**

**42. To consider Any Matters Arising-none**

**43. 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.**

Two members of the public expressed objections to amendments to item 44.3- Mobile classroom. Application amended to turn around the mobile by 90 degrees side on and closer to hedge. MOP property now 5 metres closer- (now 14 metres distant). MOP argued concept of preschool- previously located 6 different buildings all still exist. SM stated there is a need for preschool places and Rainbow Preschool is closing. WB-Preschool run as a business-CAT able to support provision as larger organisation and staffing. Parking is a major issue-when a middle school staff used to walk to work. Recruiting 12 more staff-this is not addressed in the amended plan. Pedestrian access- not shown- discussed red line access (vehicular access?). MOP- errors in the traffic plan- no understanding that the new users will be 3 year old children. AF- no one uses the bus to get to school, No mention of the time when the site visit took place. Residents -noise and visual concerns reported- side on but now closer to residential properties. Amendments not addressed any of the parking, access, highway safety concerns raised. No additional parking provided, cumulative impact on the surroundings not addressed. Clerk advised matter will go before Planning Committee at Alconbury on 6<sup>th</sup> September. MOP can attend this meeting. Item 44.3 brought forward.

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

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#### 44. To consider the following planning applications:

Item 44.3 brought forward

**44.3** CCC/23/055/FUL, Additional information on application - Erection of a mobile classroom building for a temporary period

Location: Gamlingay Village Primary School, Station Road, Gamlingay, Cambridgeshire, SG19 3HD-**Refused with further comments**

Further information advised on the 19<sup>th</sup> July 2023 has repositioned the mobile unit by 90 degrees and is now side on to the nearby residential properties. However, it is now 5 metres closer. This has not addressed the resident amenity issues previously advised (residents present). There is no additional information identified to address the parking deficit issue on site for new staff (does not comply with Local Plan parking requirements -the school site already has a deficit of parking spaces). Significant highway access congestion issues already exist, and this proposal is a new facility with new requirements for a younger age group, with additional vehicular movements at the beginning and end of the day, and new traffic generation at midday (session changes). Travel to School mode assessment has not been adequately assessed in the Transport Statement, and needs to be redone, as there are many errors and inaccuracies, as previously advised, considering the age group (3 year olds). Pedestrian access is not identified- only vehicular access shown on the plan. Cumulative impact on the surroundings has not been sufficiently addressed, with no mitigation measures proposed.

Item 44.2 brought forward

**44.2** 23/02526/LBC, 14 Church End, Gamlingay, SG19 3EP – Remedial repairs to existing structure-**Approved**

No concerns expressed. Four members of the public left the meeting.

**44.1** 23/02571/HFUL, 44 Chapel fields, Gamlingay, SG19 3QP- single storey rear extension with lantern- **Approved with comments**

Support request by neighbour that ground floor window (replacing kitchen door) be frosted (due to resident/neighbour privacy/amenity. No other concerns expressed.

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**45. To receive notices of decisions to previous planning applications**

45.1 23/01079/HFUL- 100 Station Road, Gamlingay, SG19 3HB- Approval for single storey extension and alteration to front fenestration and timber boundary fence-noted

**Other Planning issues**

**46. Conditions applications -none**

**47. Tree applications – none**

**48. Notification of appeal**

48.1 22/03753/FUL- Land R/O 33 Church Street, Gamlingay, SG19 3JH- APP/W0530/W/23/3319987 -demolition and erection of 5 new dwellings with associated parking, amenity space, and landscaping- appeal for non-determination- comments by 22<sup>nd</sup> August 2023- noted- no further comments required.

**49. Closure of Planning Meeting**

Next meeting- Tuesday 12<sup>th</sup> September at 7pm at Gamlingay Eco Hub, Stocks Lane Gamlingay SG19 3JR, or sooner, if required due to notice period.

Provisional meeting 22<sup>nd</sup> August (tbc)

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

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