

# Minutes of the meeting of the Planning Committee of Linton Parish Council held at the Cathodeon Centre on Thursday 1<sup>st</sup> October 2009 commencing at 7.30pm

Present: Mrs E Bald – Chairman, Ms T Hunt – Vice Chair, Ms E Cornell and Mrs A Meeks – Assistant Clerk

## Public Forum

No member of the public sought to address the Council.

## The Chair opened the meeting of the Planning Committee at 7.30pm.

- 1 Apologies for absence were received from Cllr Linsdell (holiday), Cllr Hammett (illness) and Mrs S Parry (seminar).
- 2 Declarations of Interest: There were none.
- 3 Approval of the minutes of the meeting held on 3<sup>rd</sup> September 2009: Cllr Cornell proposed that the minutes be adopted as a true record of the meeting. The proposal was seconded by Cllr Hunt and agreed by the meeting.
- 4 Matters arising from the minutes of the meeting held on 3<sup>rd</sup> September 2009: Under item 7 (correspondence item35) Cllr Bald was still to respond with comments to the St Edmundsbury Borough Council consultation. **EB**

5 The following SCDC decisions were noted:

S/0648/09/F Mr N Paton, 38 Mill Lane – Erection of trellis panelling and wooden gate – permission refused. Correspondence item 2, well expressed response letter from Mr Paton, was noted.

S/0649/09/LB Mr N Paton, 38 Mill Lane – Remove trellis from higher attached wall and install trellis fence and wrought iron gate to lower attached roadside wall to create 2m high enclosure – permission refused.

It was agreed to acknowledge receipt of the SCDC letter offering any further assistance the Council might be able to give, and to write to Mr Paton thanking him for keeping the Council so well informed of the situation. **Clerk**

S/0864/09/F Mr I Stork, 89 High Street – Garden shed and fencing – permission granted.

S/1014/09/F Mr and Mr Allum, 23 Lonsdale – Extension – permission granted.

S/1027/09/F Dr A Foote, 24 Mill Lane – Extension and alterations – permission granted. It was noted that the building work had already commenced.

6 To consider planning applications:

S/0792/09/A Dr R Wadhvani, 108 High Street – projecting sign - Amendment: signage height increased as per local highways authority's comment. This was noted and corresponds to our concerns.

S/1014/09/F Mr and Mrs Allum, 23 Lonsdale – Amendment: existing and proposed side elevations now show cantilever. This was noted.

S/1255/09/F Mr C O'Malley, 7 Bakers Lane – dwelling

### COMMENT

- Council objects to this application.
- This application would appear to contravene Policy DP/3 of the South Cambridgeshire Local Development Framework which seeks to ensure that new development does not have an unacceptable adverse impact on residential amenity.
- Despite having reduced the height the proposed property will still dominate Bakers Lane.
- Despite changes regarding position of hedge it is felt that, if this becomes overgrown, the footpath would soon become impassable or unpleasant to use. The height and proximity of the fence to the path would be oppressive and overbearing to this very regularly used footway. This route is used as a safe route by children attending Linton Heights Junior School.

- There are concerns over the legality of the access to the site; one access crosses a public footpath. The proposed drive is accessed by crossing land owned by another resident of the lane. Boundaries of neighbouring gardens have not been taken into account in these plans; the available access is actually narrower than indicated.
- The Design and Access Statement is not accurate. It is not a replacement dwelling as described on the Design and Access Statement. Previously the site was occupied by a caravan and sheds. The housing adjacent to the site is single storied, two-storey housing is at some distance from this site. Recent housing has been single storied and cut into the slope to reduce their impact.
- The planting scheme is considered to be detrimental to neighbouring properties, the proposed trees being too large and inappropriate for the area.
- There are concerns over the lack of sustainability features (solar panels etc) in the plans.
- There are concerns regarding the impact of traffic to the site. We note that Highways has not been consulted.

7 Correspondence:

Item 2 - See item 5 above.

Item 18 - The letter from SCDC regarding the street naming of the development off Horseheath Road was not a rejection of the Council's proposal but a standard letter whilst they investigate it.

Item 32 - Appeal by Ms M Rhodes and Mr J Barthorpe re site at 4 Market Lane, S/0225/09/F refers. No action by Council was required as comment on application was No Recommendation.

8 Tree Works:

Mr North, 19 Parsonage Way - T1 Horse Chestnut - fell. T2 Beech - reduce height by 35%, shorten laterals to rebalance and remove four laterals to lift crown.

Mr Murray, 21 Parsonage Way - T1 Beech - reduce height by approx 12 feet and shorten lateral branches to rebalance crown.

Both of the above were approved, in accordance with the comments of the Tree Warden.

9 Matters Arising (for information only):

Cllr Bald noted that one of the ex-council houses in Back Road was having a drive built or a garage erected but there was no dropped kerb in place; situation to be monitored.

The meeting closed at 7.50pm.

Signed .....

Date .....