

Minutes of the meeting of the Planning Committee of Linton Parish Council held at the Cathodeon Centre on Thursday 17th February 2011

Present: Mrs E Bald – Chairman, Ms T Hunt – Vice Chair, Mrs S Dew and Mrs S Parry - Clerk

Public Forum

Mr Bowen of Symond's Lane reported that his legal action against the Nichols Court development was progressing. His main areas of concern remained the intrusive lighting and the lack of screening.

The Chair opened the meeting of the Planning Committee at 7.40pm

- 1 Apologies for absence were received from Cllrs Wilson and Linsdell.
- 2 Declarations of Interest. Under item 6 it was noted that Cllr Dew and Cllr Bald lived in Symond's Lane but were not affected by the proposed development and did not know the new occupiers of number 19.
- 3 Approval of the minutes of the meeting held on 3rd February 2011. Cllr Dew proposed that the minutes be adopted as a true record of the meeting. The proposal was seconded by Cllr Bald and agreed by the meeting.
- 4 Matters arising from the minutes of the meeting held on 3rd February 2011. There were none.
- 5 The following SCDC decisions were noted:
S/1063/10/A Car Park Coles Lane – notice /information board - discharged
S/2135/10 Mr A Bryant and Ms L Stebbing, land adjacent to 1 Rivey Way – extension to existing dwelling and erection of new dwelling – permission refused
See item 8, item 30. It was agreed to ask SCDC for clarification on the public amenity space mentioned in the delegation form under planning comments. The difference in opinion between this application and S/0607/00/F needs clarification, this being when the precedent was set to build on the corner plots. The effect of that development on the area was compared to the current application, regarding suitability of design. **Clerk**
S/2166/10 Mr D Pink, 1 Granta Vale – removal of front hedge and replacement with 1.8m high fence (retrospective) – permission granted
- 6 To consider the following SCDC planning applications:
S/0109/11 Mr and Mrs A Godwood, 19 Symond's Lane – demolition of existing garage, two storey side extension and single storey rear extension, together with internal alterations increasing width of drive and access onto highway
COMMENT
 - No recommendation
 - Concerns regarding loss of garage and the possible implications on the parking situation in Symond's Lane. Symond's Lane has many problems with heavy and speeding traffic, and Highways opinion should be sought
 - Concerns regarding the width of gap for access to back of property for reasons of safety
 - To be aware of the known flooding potential from the road, exacerbated by the extra run off from Flaxfields (due to the house being set below street level).
- 7 Tree Works – Mr I Marshall, 10a High Street – removal of Sycamore tree to prevent further damage to drains by tree roots and to prune apple tree. This was commended.
- 8 Correspondence received
Item 25 SCDC questionnaire re planning services. This was noted.
Item 30 Concerns from resident regarding Council's comments on application S2135/10 now refused and possible points for response.

- The planning committee is very familiar with this area and agrees that visibility is poor due to the hedge. The delegation form states that the proposal has been considered by Highways and is not detrimental to highway safety
- In discussion, although a four bed roomed house, the compact nature of the property had already been noted
- It was a subjective decision to commend the design and sustainability, particularly as the proportions and materials were in keeping with neighbouring properties. The property at 13a Balsham Road (S/0607/00/F), is in an equivalent position and had set a precedent for building on the corner plots of this area of housing. That house had been approved despite PC objections to the design, which really is inappropriate for that area.
- It is the principle of the Parish Council to protect green space. Please note the registration of Camping Close as our village green and the fight against the wind farm, as recent examples of this. Our ongoing efforts to acquire allotment space and more recreation space are other examples. The green space referred to is a garden, the proposed building does not interfere with the public green adjacent to the road.
- We are totally familiar with highways issues, both within the village and the A1307. Highways had no problems with this development – see the delegation form.
- Thank you for drawing our attention to the monies available under s106. It is never in our mind when considering applications, as this money is decided by SCDC and its use is at their discretion. However you prompted us to look into when this is levied and the possible ways that we could apply for it for the benefit of the village.
- We will check with SCDC that neighbouring properties were carded as this is their responsibility
- The council does not post the planning applications in the Linton News. You would need to contact the Linton News team to find out why it was not in the December edition. However it is possible that the information was not available from the SCDC website until after the cut off date for copy.

9 Matters Arising. There were none.

The meeting closed at 8pm

Signed

Date

