

COMBERTON PARISH COUNCIL

Planning Committee Minutes



29th December 2020, 7:30pm via Zoom.

Present: Janet McCabe, Richard Elleray, Tim Scott, Andrew Hollick and Chris Westgarth.

1. Chairman's Welcome and apologies for absence and reasons **none**
2. To receive declarations of interests from councillors on items on the agenda and details of any dispensations held and to receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any) - **Tim Scott re 7.1 as a farmer granted**
3. Comments and observations from members of the public **No one present**
4. To approve the minutes of the planning meetings held on 8th December **Approved**

5. Planning Matters

- 5.1. 20/01992/FUL Bennell Farm, **(consultation by 30 December)**

Erection of 41 dwellings, including two self-build plots and associated development amendments

OBJECT - CPC welcomes the lowering of the height of the dwellings but consider that most of its previous objections still apply to the revised proposal.

The Council is concerned that any S106 disbursements might be reduced due to the clients need to reduce the dwelling number. It hopes that SCDC will uphold the value of its previous allocations monetary value to Comberton Parish Council projects.

- 5.2. 20/04253/FUL 188 Barton Road Comberton CB23 7BU **(consultation by 8 January)**

Demolition of existing bungalow and the erection of new dwelling amended.

APPROVE – CPC welcomes the softening of the outlines of the new building by use of hip end gable roofs. It re-iterates its request that the long established hedge being reinstated (in place of the out-of-character wooden fence erected before demolition) prior to completion.

- 5.3. 20/04189/HFU 24 West Street Comberton CB23 7DS **(consultation by 11 January)**

Erection of 3 bay cart lodge style garage with room above

OBJECT – inappropriate for the area, overly large and impacts the adjacent listed building (Butchers Cottage). Office above garage restricts light to the windows on the west cottage wall which has a detrimental effect given the lack of windows in C17 cottages. Staircase entry to the office on the street frontage is out of character and should be on the north side if at all.

Due to its scale and mass it does not enhance the conservation area and has a detrimental impact on listed buildings and the street scene. Request that this application is referred to Listed Building/Conservation officers for appraisal.

7. Other planning issues to be considered

7.1. Developments south of Branch road and west of long Road

To be passed onto the LDF working group, and possibly full CPC for early consideration

8. Correspondence and notification of approval or refusal by SCDC.

8.1. Noted the resubmission of application for 1 Mallows Close and decided to be deferred to the full CPC January meeting as the Planning Committee cannot decide on un agenda applications!

9. Closure of meeting

Richard Elleray
Planning Committee Chair