

WITCHAM PARISH COUNCIL

Minutes of the Additional Meeting of the Parish Council held on Wednesday 20 March 2019 at 7.30 pm in the Village Hall, Witcham

Present: M Housden (Chairman), K Mackender (Vice Chairman), J Bibby, J Herbert, L Holdaway, J Lucas

In attendance Mrs S J Bell (Clerk)

No members of public present

19/063 **Apologies for Absence** There were none. Noted that J Herbert needed to leave earlier for a prior engagement

Action

19/064 **Declaration of Interest:**
 The following declarations of interests were made:
 Pecuniary interests - none
 Personal interests - none
 Prejudicial interests – L Holdaway 19/067 19/00333/FUL (consulted neighbour)

19/065 **Dispensations:**

To note Dispensations: Nil

19/066 **Public Participation:**

L Holdaway had declared an interest and was invited to speak by the Chairman in respect of 19/000333/FUL Witcham Lodge, Headleys Lane

L Holdaway advised that the previous planning application which had received ECDC consent appeared to have been revoked due to breach of planning condition regarding protection measures for the lime trees at Witcham House. A new application had therefore been submitted which she had been consulted on.

7.35pm K Mackender arrived

L Holdaway advised that works had started last month but had now been stopped.

19/067 **PLANNING**

19/00333/FUL Witcham Lodge, Headleys Lane Part 2-storey and part single storey extension with access to roof terrace.

The new application was examined and it was noted that the proposed building was closer to the boundary. It had not been apparent on the earlier application that a wall would be removed nor that the Lime trees would be affected. From the Committee papers of September 2018 it was noted the Tree Officer had expressed concern; the arboricultural report did not sufficiently demonstrate that the proposal would not adversely affect the neighbouring trees. The Conservation Officer had objected; the proposed northern side extension would have a negative impact to the conservation area with no public benefit and the black featheredge timber would be out of keeping in the immediate area.

7.45pm J Herbert gave apologies and left the meeting

Resolved that the Council had concerns: The development should be scaled down widthways so rear wall would be further from trees, and the boundary wall needed reinstating. The external appearance of the new build needed to blend with the ambience of the conservation area within which it stands.

Clerk

Materials needed to match host building. Noted that cladding on side wall will now be much more visible because the laurel hedge had been removed.

Any consent required a condition that the wall and hedge would be reinstated.

Noted that under planning application 18/00531/FUL, (previous), officers expressed concerns regarding impact on tree and conservation area.

The Parish Council was concerned that the laurel hedge had gone and there had been no thought for neighbouring trees, as raised in that agenda paper. Proposed K Mackender, seconded Chair.

18/01136/FUL 13A Silver Street, Change of use of yard area from shed sales, storage and parking to shed sales, car sales and parking – Amendment area to which car sales is restricted and supporting information regarding car sales.

Clerk

Resolved that the Council still had concerns. Comments of 24 September 2018 still stood ie
"Resolved that the Council had concerns regarding access and increased traffic issues in a narrow street (Silver Street)
 Parking congestion - already backs up to the village crossroads, noise nuisance, very close proximity to residential properties
 All around the site (Silver Street and homes at the rear of the site, eg The Orchards etc)
 Unsuitable area, single-track access to the buildings on site - off Silver Street, potential contamination of water sources affecting news/wildlife/biodiversity.
 Incompatible and unacceptable for area, and business should be assigned to one of the nearby business parks. Request refusal."

It will affect local residents as there is bound to be more vehicles attending the site than if it were just selling sheds. The Councillors did note that the applicant was currently using the premises, as advertised on website. Proposed J Lucas, seconded J Bibby

19/00320/OUT Land rear of Whitegate Farm, Witcham Road Erection of up to 2 dwellings, 2 double cartlodes, access and associated works

Clerk

Resolved that the Parish Council did have concerns about this application and requested refusal on the following points:

The site was close to a bend and layby so hazardous access for road

This was agricultural (grass land) and the proposed development was outside the existing cluster of dwellings

The development would be a change of use from agricultural. Traditionally the dwellings in this area were in connection with the smallholdings and farms within which they stood.

Proposed Chair, seconded K Mackender

J Lucas left the meeting at 8.20pm

19/068 To approve 2018/19 Annual Report

The draft Annual Report was discussed and agreed, subject to insertion of year end financial information after completion of the accounts.

19/069 To consider proposals by Greater Cambridge Partnership - Better Journey Choices and impact www.greatercambridge.org.uk/choices-for-better-journeys

The above survey was designed for individuals to complete about when and why they travel to Cambridge and views on the introduction of congestion charges, workplace parking levy etc and improved public transport services although there appeared to be no intention of extending these outside the immediate necklace of villages around Cambridge.

The Council had no comments to make

The Chair closed the meeting at 8.27pm and Councillors stayed on to complete Election forms.

Signed Dated