



HARSTON PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Thursday, 14th January 2021 via zoom commencing at 7.30pm

Present:

Councillor Niall O'Byrne (Chair)
Councillor Paul Holdom
Councillor Martin Harris

Councillor David Stierer
Councillor Bellamy

Members: 7 Quorum 3

Diane Bayliss - Clerk
3 members of the public

20-21/14 Apologies and Reasons for Absence

(LGA 1972 S 85(1))

Councillor Mir (Work);
Councillor Tim Arnold.

20-21/15 Members' Declaration of Interest for Items on The Agenda + Requests for Dispensation

(Localism Act 2011 s 31 s 33)

Councillor Holdom 20-21/12 Planning Matters (Personal)

20-21/16 Open Forum for Public Participation (15 Minutes)

At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman.

Two parishioners registered their objections to the planning application **20/05171/HFUL** Byeways Station Road Harston CB22 7NY. The issues raised included:

- no pre-application information provided
- the size of the extension is disproportionate to the existing dwelling
- no account of the impact on the neighbouring properties has been taken
- there will be a significant impact on the amount of daylight to both properties to the north of the proposed extension
- the development is located on the fringe of the green belt
- over-shadowing, removal of daylight, the quality of the design

These objections had also been submitted to South Cambs District Council.

A question was asked about whether the surveys which are being carried out between Station Road and the railway line are part of the East West Rail project. Councillor O'Byrne suggested that a number of such surveys are being undertaken across Harston and the surrounding area, and Councillor Bellamy informed the resident that a webpage on the HRG website had information about the project.

20-21/17 To Approve Minutes of Planning Committee Meeting

It was proposed by Councillor Harris, seconded by Councillor Bellamy, and resolved To approve Minutes of the Planning Committee Meeting held 10th December 2020. (The minutes will be signed as soon as practicable.

20-21/18 Planning Matters

a. Planning Applications

20/04850/HFUL 12 Church Street Harston CB22 7NR.

Single storey and part two storey side extension and fenestration changes Councillor Stierer had reviewed the documents and drawings of this straightforward application, the extension is set back from the road and there were no matters causing concern or reason for the council to object.

It was proposed by Councillor Stierer, seconded by Councillor Bellamy, and resolved that the parish council support the application.

20/05171/HFUL Byeways Station Road Harston CB22 7NY

Part single part double storey rear extension. Councillor Harris reported on the application and showed a picture of the house on the shared screen. The property has now had a wall/fence which is not in keeping with the local area. Showed the plans, quite a small quaint cottage – existing plans; Application for a very large extension; 14m/50ft – new extension 11.75m; two stories from front to back. Changes the property substantially. Large extension for limited additional space.

Plan shows a plain roof but it looks as if there may be 5 velux windows in the roofspace which would be looking at the houses at Lawrence Lea. Because of the size there would be light loss and loss of privacy. Potential threat to the greenbelt.

The application should go to planning committee if it is considered for approval.

It was proposed by Councillor Harris, seconded by Councillor Bellamy, and resolved that the parish council object to the proposal stating the following material considerations:

- Loss of light/over-shadowing
- Design, appearance and materials
- Nature Conservation and or impact on protected trees or the landscape (effect on the greenbelt).

The Council will also make the comment that there is a lack of clarity about whether or not there are velux windows in the roof.

CCC/20/040/FUL Proposed Travel Hub, to include car parking, cycle, coach, and horse parking, travel hub building, photovoltaic panels, substation, lighting; significant infrastructure improvements to include road widening of the A10 along Cambridge Road, Hauxton Road and M11 Junction 11 north bound slip road, and a new dedicated busway to include strengthening of existing agricultural bridge; provision for a new Shared Use Path, including new bridge across the M11; with associated drainage, landscaping (including reconfiguration of bunds), biodiversity enhancement areas and infrastructure. Land to the North/north-west of Hauxton Road (A10), to the North-west and North Of Junction 11 Of The M11 and to the West of Cambridge Road (A10), CB22 5HT, (within the parish of Hauxton and partly within the parish of South Trumpington) (Councillor Bellamy commented that the amendment is not about planning permission for the travel hub per se as that has already been decided.

Councillor O'Byrne commented that concern continues to be felt by Harston Parish Council about the use of traffic lights at the junction of the A10 and the slip road taking traffic from the northbound lane of the M11 into the new Park & Ride.

The A10 has a high volume of traffic. The most recent survey in Harston High Street [A10] showed a total of vehicle movements in the order of 18,500 on an average 24 hour weekday. At the junction of the new slip road and the A10, the volume of traffic will be greater as the traffic from London Road, Harston and from Hauxton needs to be added to the above mentioned 18,500.

It was proposed by Councillor Bellamy, seconded by Councillor Holdom, and resolved that the council make the following comment 'that the traffic lights at this junction will disrupt the traffic flow on the A10 and cause tailbacks towards Hauxton and Harston. It is strongly

recommended that the solution of a tunnel under the A10 to take the traffic coming from the M11 into the new Park & Ride be reconsidered. It would prevent the disruption of the traffic flow on the A10 and remove the potential tailbacks towards Hauxton and Harston’.

Action: Clerk to send responses to SCDC

b. To Note Planning Approvals

20/04405/HFUL Thyme Cottage Button End Harston CB22 7NX Single storey side and rear extension

Noted.

c. Planning Notifications

20/01903/FUL

41 High Street Harston CB22 7PX Construction of a new 1.5 storey detached dwelling to rear of 41 High Street, Harston. **Application withdrawn.**

Noted.

Any business and payments, to be considered at Parish Council meeting must be delivered to the Clerk for inclusion on the agenda at least 7 days prior to the meeting.

20-21/19 11th February 2021 (via zoom) at 7.30pm

Meeting Closed at 8.15pm.

..... Chairman

..... Date