



## HARSTON PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Thursday, 11<sup>th</sup> February 2021 via zoom commencing at 7.30pm

**Present:**

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

Councillor David Stierer  
Councillor Dominic Bellamy  
Councillor Tim Arnold.

**Members: 7 Quorum 3**

Diane Bayliss – Clerk  
Councillor Mike Luffman  
10 members of the public  
Peter McKeown  
Peter Stocking

**20-21/20 Apologies and Reasons for Absence**

*(LGA 1972 S 85(1))*

Councillor Mir (Work);

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

*(Localism Act 2011 s 31 s 33)*

None.

**20-21/22 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.*

Peter McKeown and Peter Stocking gave a brief update on the amendments to the proposal at 180 High Street (The Vujon site). They had taken on the comments made by the parish council and had reduced the bulk and mass of plots 6 and 7 and reduced the ridge height. They had also improved the overall appearance of the scheme which Urban Design had approved, who commented that most of the previously raised concerns in the consultation dated had been adequately addressed.

No other members of the public had any comments at this stage of the meeting.

**20-21/23 To Approve Minutes of Planning Committee Meeting**

**It was proposed by Councillor Stierer, seconded by Councillor Harris , and resolved (1 abstention – Cllr Arnold was not in attendance at the previous meeting) to approve Minutes of the Planning Committee Meeting held 14<sup>th</sup> January 2021. (The minutes will be signed as soon as practicable).**

**20-21/24 Planning Matters**

**a. Planning Applications**

**20/05282/FUL** 19 Queens Close Harston CB22 7QW Demolition of existing single storey extension structure and garage block and the provision of further residential space in the form of two self-contained dwellings to the side of 19 Queens Close along with off street parking provision, reconfiguration of the rear driveway, remodelling of the existing rear garden to form private amenity space to serve the three dwellings, dedicated cycle parking/

storage and refuse storage. Councillor Arnold reported on the application and pointed out the main concerns as follows:

- Scale and dominance of the development of the proposal
- The development would extend over the current building line
- Insufficient parking on the site leading to potentially more cars parked on the already congested Queens Close

Other concerns noted:

- Loss of sunlight for a significant part of the day
- Overshadowing
- Insufficient parking creating problems for the dustcart, ambulances and delivery drivers
- Loss of privacy
- Noise and loss of privacy from the staircase
- Overlooking of the properties in Meadow way

**It was proposed by Councillor Arnold, seconded by Councillor Harris, and resolved** that the council should object to the proposal on the grounds that there will be insufficient parking, loss of light and over-shadowing, and layout and density. The council consider that the application might be looked at again if these material considerations are taken into account.

**20/02066/FUL** 180 High Street Harston CB22 7QD AMENDMENT to Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings. Councillor Bellamy reported that he had considered the amendments and noted that the previous comments had been addressed by the the amendments. The only issue remaining was the issue of privacy for the most adjacent property at no 8 London Road, where the developer should seek to communicate with the residents to try to resolve these issues. The CGI's were shared on the screen, and it was agreed that the change to the frontage as you come into Harston was for the better.

**It was proposed by Councilor Bellamy, seconded by Councillor Holdom, and resolved** that the Council support the application with the caveat that the developers discuss the privacy and distance between buildings matters with the residents concerned.

**S/2601/18/FL 33** High Street Harston Cambridge Cambridgeshire CB22 7PX AMENDMENT Detached double garage Councillor Stierer reported on the application which was an amendment on a previously approved plan, with no material considerations that would hinder the application going ahead.

**It was proposed by Councillor Arnold, seconded by Councillor Bellamy, and resolved** that the Council support the application.

**20/05377/S73** Land to Rear Of 49A-49C 49 High Street Harston. Variation of condition 2 (approved plans) of planning permission S/3168/17/FL (Proposed demolition of existing barn and garaging and erection of single dwelling) to allow material amendment comprising of alterations to fenestration and additional chimney stack. Councillor O'Byrne reported that as this was an amendment to a previously approved plan, and that the demolition had already taken place, there were no material considerations as to why this might not be approved. Councillor Bellamy pointed out that there were no comments on the SCDC website.

**It was proposed by Councillor Harris, seconded by Councillor Bellamy, and resolved** that the Council support the application.

**b. Planning Notifications**

A copy of the Foxton Neighbourhood Plan had been obtained and was currently being circulated amongst councillors.  
*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.*

**20-21/25** 11<sup>th</sup> March 2021 (via zoom) at 7.30pm  
15<sup>th</sup> April 2021 (via zoom) at 7.30pm

Meeting Closed at 8.40pm

..... Chairman

..... Date