

HARSTON PARISH COUNCIL

Minutes of the Planning Meeting held on Monday 26th April 2021

via zoom commencing at 7.30pm

Present: Councillor Bellamy; Councillor Holdom; Councillor Luffman; Councillor Stierer; Councillor Benning.

Members 5: Quorum 3

There were no members of the public present.

P20-21/32 **Approval of Apologies and Reasons for Absence**

(LGA 1972 s 85(1))

Councillor Mir (Work)

P20-21/33 **Members' Declaration of Interest for Items on the Agenda**

(Localism Act 2011 s 31 s 33)

None.

P20-21/34 **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

Mr Sharendra attended the meeting and gave a brief explanation about his application at 32 London Road, asking the council to note that he had taken into account the neighbours' concerns about daylight and privacy issues.

P20-21/35 **Minutes of Previous Meeting**

- a. **It was proposed by Councillor Arnold, seconded by Councillor Harris, and resolved that the minutes of the planning committee meeting held on 11th March 2021 are approved and signed by the Chairman.**

P20-21/36 **Planning Matters**

- a. **Planning Applications**

21/01231/DEMDT 2 High Street Harston CB22 7PX. Prior notification for the demolition of an existing former public house. Councillor Harris informed the Council that the previous application (August 2020) was still in abeyance as concerns had been raised by the Heritage Officer at SCDC about the style of building located by a war memorial. Since then the building had been allowed to deteriorate and subsequently a tile had fallen from the roof and a lantern had broken.

The Planning Committee meeting planned for 13th April had been deferred because of the period of mourning for Prince Philip. An extension to the deadline for responses was denied therefore, because of the strength of feeling about this application, the unusual step of asking Councillors to vote by email was taken by the Clerk, a proposal was made by Councillor Arnold, and circulated as follows: **It was proposed by Councillor Arnold (7 in favour, 1 against, 3 Councillors did not respond) that the Council strongly object to the proposal to demolish the Pemberton Arms Public House before a decision has been made on the full planning application.**

It was further proposed by Councillor Arnold, seconded by Councillor Harris, and resolved that Harston Parish Council asks the local authority to put in place the necessary measures to ensure that the building is made safe for Harston Parish.

21/00792/HFUL 92 High Street Harston CB22 7PZ. Single and one and a half storey extension to the north west of the existing dwelling, removal of trees and replacement landscaping. Councillor Holdom reported on the application, noting that there was a replacement landscaping scheme in place, there were no adverse comments from councillors. **It was proposed by Councillor Stierer, seconded by Councillor Holdom, and resolved that the council support the application.**

21/00782/HFUL 32 London Road Harston Cambridge Cambridgeshire. Two storey side and first floor rear extensions and a garage to the front elevation. Installation of basement and new swimming pool. Councillor O'Byrne reported on the application noting that it was a very large extension leaving very little amenity space around the outside of the property. All Councillors expressed concern over the size of the proposed development. **It was proposed by Councillor Bellamy, seconded by Councillor Arnold, and resolved that the council do not support the application on the grounds that it is an overdevelopment of the site, noting the layout, height and density of the extension.**

21/00771/FUL 21 High Street Harston, Cambridgeshire. Single storey side extension and single storey and two storey rear extension. Councillor Stierer reported on the application, noting that no adverse comments had been made by neighbours. The Council were in agreement that the proposal would be a benefit to the community of Harston. **It was proposed by Councillor Holdom, seconded by Councillor Arnold, and resolved that the council support the application.**

21/00927/HFUL 2 Fleece Cottages Button End Harston CB22 7NX. Single storey rear extension with part two storey. Councillor O'Byrne informed the council that this application was a modified version of a proposal that had been previously submitted.

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

21/00960/FUL 106 High Street Harston CB22 7QB. Extensions and alterations of existing detached 2 storey workshop, including the change of use from workshop (light industrial) to 5 bed dwelling with extensions to the North East and South to accommodate a single garage, hall and additional living accommodation. Councillor Arnold reported on the application and expressed his concern that this was an overdevelopment of the site. Councillors were in agreement with this comment, and also expressed concerns about the size of the proposed development.

It was proposed by Councillor Arnold, seconded by Councillor Bellamy, and resolved that the Council object to the proposal on the grounds that it is an overdevelopment of the site, noting the layout, height and density of the proposal.

21/01067/FUL 25 Royston Road Harston CB22 7NH. Demolition of an existing dwelling house with the erection of three new dwelling houses. Councillor Bellamy reported on the application, noting that the new houses were not in keeping with the other houses, and did not reflect the character of the road. However there were no adverse comments on the website from neighbours and no access issues had been raised.

It was proposed by Councillor Bellamy and seconded by Councillor Stierer, that the Council support the application subject to the design of the two properties at the front of the site being reappraised. The Council did not support this proposal.

It was therefore, proposed by Councillor Arnold, seconded by Councillor Harris, and resolved (3 in favour, 2 against, 1 abstention) that the Council object to the proposal on the grounds that the design and materials of the two properties at the front of the site are out of keeping with the street scene, noting the design, materials and appearance of the application.

b. Planning Notifications

20/02066/FUL 180 High Street Harston CB22 7QD. 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 some minor changes had been made to the plans in keeping with comments made by the parish council. **It was proposed by Councillor Bellamy, seconded by Councillor Holdom, and resolved that the parish council note and approve the changes.**

c. Planning Refusals

S/3755/19/FL Unit D5, Industrial Estate, Button End, Harston, Cambridge, CB22 7GX Rear warehouse extension (Amendment received Feb 2020)

d. Tree Works

21/0413/TTPO 44 The Limes Harston CB22 7QT. T1 - Mature Cedar - This tree is in good health and is an asset to the community. It is however becoming very oppressive and causing excessive shading to both the owners house and all the immediate neighbours. I propose a crown lift to the height of the gutter of no. 44. This will improve light and access. There were no comments from councillors, therefore the application was noted.

e. Correspondence

The Council had received correspondence and photographs from a resident of Lawrence Lea advising the council of his dismay at a building which is being erected in a neighbour's garden. The resident had been in contact with South Cambs District Council who had advised him that the building was classed as permitted development, meaning the Council could take no enforcement action. The Parish Council has no jurisdiction over planning matters and is unable to assist in this matter.

P20-21/37 Date of Next Meeting

13th May 2021 (TBC)

Meeting closed at 9.03pm