

HARSTON PARISH COUNCIL

Minutes of the Planning Meeting held on 8th July 2021

Present: Councillor Bellamy; Councillor Harris; Councillor Stierer; Councillor Luffman; Councillor Pearce Gould.

P21-22/1 Election of Chairman

It was proposed by Councillor Bellamy, seconded by Councillor Pearce Gould and resolved that Councillor Harris is elected as chairman of the Planning Committee.

P21-22/2 To Approve Apologies and Reasons for Absence

(LGA 1972 s 85(1))

Councillor Holdom (Personal) Approved.

P21-22/3 Members' Declaration of Interest for Items on the Agenda

(Localism Act 2011 s 31 s 33)

None

P21-22/4 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

None

P21-22/5 Minutes of Previous Meeting

It was proposed by Councillor Harris, seconded by Councillor Bellamy, and resolved that the planning committee minutes of 26th April should be approved subject to ratification at the next face to face Planning Committee meeting.

P21-22/6 Matters Arising (for information only)

- Councillor Bellamy reported that a member of the Harston History Society had made an application to Historic England for the listing of 25 High Street, Harston.
- Councillor Pearce Gould requested information on the application at land adjacent to 12 Church Street.

P21-22/7 Planning Applications (For information – no response made)

21/01211/HFUL 2 Mill Road Harston CB22 7NF. Two storey rear extension and 1 1/2 side extension.

21/01306/HFUL 57A London Road Harston CB22 7QJ. Single storey rear extension

21/01534/HFUL 58 The Limes Harston CB22 7QT. Two storey rear and single storey side extension.

21/01712/HFUL 70 High Street Harston CB22 7PZ. Construction of a detached 2-bay single storey oak-framed Cartlodge

21/01722/HFUL Single storey rear and front and two storey side extension 120 High Street Harston CB22 7QB.

20/04405/NMA1 Thyme Cottage Button End. Non-material amendment on application 20/04405/HFUL for relocation and addition of windows.

P21-22/8 Planning Applications for Consideration

21/02415/FUL Lancaster Porsche 140-146 High Street Harston. Demolition of existing Aston Martin dealership, re-configuration of site parking, front and rear extensions with facade treatment to retained Porsche Centre and erection of standalone building for car preparation. Councillor Bellamy had been in correspondence with Jardine Motors seeking clarity on questions raised by residents relating to parking, transport and the height of the building.

It was proposed by Councillor Bellamy, seconded by Councillor Luffman, and resolved that the council support the application subject to clarification on the following issues:

- Whether the trees are being retained for the privacy of local residents.
- The intention of future access to New Road from the site.
- Confirmation that the planning intentions for parking are designed to eliminate the future use of parking on residential streets.
- Confirmation that all future unloading of vehicles will take place on site.
- There is no acoustic or noise generation report particularly in relation to high pressure washing equipment.

The Council will ask the applicant to address the specific issues that have been raised on the portal by local residents.

21/02545/HFUL 10 Station Road Harston. Single storey rear extension and associated internal alterations. Councillor Harris informed that the council that there were no matters of concern about this application, and no comments, or objections from members of the public.

It was proposed by Councillor Harris, seconded by Councillor Pearce Gould that the council support the application.

21/02624/FUL 13 Royston Road Harston. Construction of 3 dwellings including access from Royston Road, existing dwelling to remain unchanged. Councillor Stierer and Councillor Luffman had considered the application and reported that the main concern about the application was the access onto a very busy A10. NO comments had been made by the Highways Department so far. Other councillors expressed concern about the overdevelopment of the site.

It was proposed by Councillor Luffman, seconded by Councillor Stierer and resolved (4 in favour, 1 abstention) object on the grounds of increased traffic and highway safety and layout and density.

21/01024/OUT Land Adjacent to 12 Church Street Harston. Outline planning permission for a two storey self-build dwelling with all matters reserved. (South Cambs District Council) Information had been presented to the council that this land had previously been used as allotment land. Councillors discussed the height of the proposed development and traffic and parking issues.

It was proposed by Councillor Pearce Gould, seconded by Councillor Bellamy that the council object to the application on the grounds of design appearance and materials, highways safety issues, overlooking and loss of privacy, clarification as to whether is still designated allotment land, and if not when was it declassified as such.

Action: Clerk respond to SCDC

Action: Clerk to seek clarification on the use of land for allotments.

P21-22/9 Planning Approvals

21/01211/HFUL 2 Mill Road Harston. Two storey rear extension and 1 1/2 side extension

20/04572/HFUL Birdlip Button End Harston CB22 7NX. Single storey rear extension.

20/04785/HFUL 9 High Meadow Harston CB22 7TR. Demolition of existing conservatory and replacement with single story rear extension.

S/2184/16/OL Former Wastewater Treatment Facility – Cambridge Rd, Hauxton – Harrow Estates Demolition of structures, remediation & redevelopment for up to 32 dwellings with new areas of open space, associated infrastructure.

P21-22/10 Planning Refusals

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.

21/01231/DEMDT 2 High Street Harston CB22 7PX. Prior notification for the demolition of an existing former public house.

20/03025/HFUL 1 Moorfield. Proposed new single storey boat store and workshop.

P21-22/11 Tree Work Approval

21/0413/TTPO 44 The Limes Harston CB22 7QT. T1 - Mature Cedar – A crown lift to the height of the gutter of no. 44. This will improve light and access.

P21-22/12 Heritage Policy

Councillor Bellamy reminded councillors that discussions about the possibility of adopting a Buildings of Interest List/Heritage Policy for Harston had begun about 18 months ago but had been deferred because of the COVID pandemic. The History Society and HRG are keen that the list is considered when the parish council are discussing planning applications although it would not necessarily carry weight with the planning department. The History Group would be responsible for keeping the list up to date.

Action: Councillor Bellamy to circulate information before the next meeting.

P21-22/13 Date of Next Meeting

August 12th, 2021 (If required)

Meeting Closed at 9.05pm