

## HARSTON PARISH COUNCIL

### Minutes of the Planning Meeting held on Thursday 14<sup>th</sup> October 2021

**Present:** Councillor Harris; Councillor Bellamy; Councillor Luffman; Councillor Holdom; Councillor Stierer.  
 0 members of the public  
 Ed Durrant (Pegasus Group)  
 Ian Gatiss (Jesus College)  
 Dan Macpherson (Beechwood Estates)

#### **P21-22/39 Presentation re potential new development at Beech Farm, Church Street, Harston**

A class 'Q' application for prior approval for 5 dwellings had been approved by SCDC for the site at Beech Farm, Church Street, Harston. This had established the principal of development on the site, and the Developer was in the process of preparing a full application for submission before the end of the year. The reason for attending this meeting was to note any aspirations the Parish Council may have for the site. The proposed layout was shown on the shared screen; currently the properties are to be 3,4 and 5 bedrooms. It was stated that a good design scheme is important to the college, and that the larger houses are needed to make the site profitable to develop. The number of houses is below the threshold for providing affordable housing. If a denser scheme were to be considered, then affordable housing would have to be provided.

Comments and Concerns from Councillors:

- The main aspiration of the Parish Council is that there are some 'affordable' homes built in the village; not necessarily social housing, but less expensive market houses. The properties suggested for this site are going to be near to £1m which is cost prohibitive for families considering moving to the community. This has an effect on the sustainability of the school, which relies on new families moving into the area.
- Traffic and parking on Church Street is already of great concern for members of the community, a traffic survey has recently been carried out by residents and the PC is already in dialogue with the County Council about this. This is likely to be the main objection to the proposals by local residents. *(Consideration will be given to the access/visibility issues at the site).*
- The Council are keen that the mature trees on the main entrance to the site from Church Street remain in place. *(The site perimeter is to be retained for its ecological value).*

**Meeting opened at 8.05pm**

#### **P21-22/40 To Approve Apologies and Reasons for Absence**

*(LGA 1972 s 85(1))*

It was **resolved** that apologies from Councillor Pearce Gould should be approved.

#### **P21-22/41 Members' Declaration of Interest for Items on the Agenda**

*(Localism Act 2011 s 31 s 33)*

None.

**P21-22/42 Open Forum for Public Participation (15 Minutes)**

None.

**P21-22/43 Minutes of Previous Meetings**

**It was proposed by Councillor Stierer, seconded by Councillor Holdom, and resolved that the Planning Committee minutes of 9<sup>th</sup> September 2021 should be approved subject to ratification at the next face to face Planning Committee meeting.**

**It was proposed by Councillor Luffman, seconded by Councillor Bellamy, and resolved that the Planning Committee minutes of 23<sup>rd</sup> September 2021 should be approved subject to ratification at the next face to face Planning Committee meeting.**

**P21-22/44 Matters Arising (for information only)**

Councillor Harris had spoken to the developer of the Pemberton Arms, who had submitted a heritage statement to SCDC disputing the comments made and pointing out that the Pemberton Arms had been redesigned with the War Memorial in mind. A response had not yet been received from SCDC. It was suggested that a letter from the Parish Council reinforcing their support for the latest application might be useful, and could point out that the view of the Memorial from many other angles does not change.

**Action:** Add to full council agenda and invite Matt Greavey to attend.

**P21-22/45 Planning Appeal**

**S/4057/19/OL** Tanner and Hall Ltd Station Road Harston Cambridge. Outline planning permission for the demolition of existing buildings and provision of up to 16 dwellings up to 120sq.m of office accommodation access public open space and landscaping (including details of access and with all other matters reserved).

**It was proposed by Councillor Stierer, seconded by Councillor Bellamy, and resolved that the council respond to the appeal, and send a representative to the appeal hearing.**

**Action:** Clerk to respond by 28<sup>th</sup> October

**P21-22/46 Planning Applications for Consideration**

**21/04020/HFUL** 30 Queens Close Harston CB22 7QL. Single storey rear and side extensions. (Councillor Harris). This was a very straightforward application with no adverse comments from the public.

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

**S/3168/17/CONDB 49A-49C 49** High Street Harston. Submission of details required by condition 3 (External Materials) of planning permission S/3168/17/FL (Councillor Bellamy). No concerns had been raised about this application.

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

**21/04326/HFUL** 17 The Paddock Harston CB22 7PR. First floor extension, extension of porch and single storey rear extension to replace the conservatory (Councillor Holdom) This was another straightforward application with no adverse comments from the public.

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

**21/04263/FUL** 180 High Street Harston CB22 7QD. Erection of eight dwelling houses together with access, car parking, landscaping and associated infrastructure following demolition of existing buildings (Councillor Bellamy)

Councillor Pearce Gould had expressed his views on this proposal prior to the meeting, and these were read out by the Clerk. Councillor Bellamy pointed out that there had previously been an application for change of use at the site, further to a statutory obligation to offer the site for commercial use which had not been successful. One of the properties had been removed from the proposal and the design of the dwellings at the front had been changed improving the focal point on the approach to the site. The large Horse Chestnut tree is in a poor condition with a large fungus growing on it, and is to be removed. There were some adverse comments about the amount of parking on the site.

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

**21/04155/FUL** 25 Royston Road CB22 7NH. Demolition of an existing dwelling house with the erection of three new dwelling houses - Resubmission of 21/01067/FUL. Councillor Bellamy informed the councillors that the plan was to demolish the existing 1920's building, and rebuild it in a more modern style. The house is on the Buildings of Interest List and there are a number of objections to the proposal on the website.

**It was proposed by Councillor Stierer, seconded by Councillor Bellamy and resolved that the Council object to the proposal on the grounds that the proposal The Council consider that the design of the proposed properties is out of keeping with the area (design, appearance and materials). The property is included on the Council's 'Buildings of Local Interest' Heritage List, as it is considered an important building in this particular area of Harston, and forms part of the character of the village. Members of the Council have recently discussed this List with members of the Heritage Team at the District Council, and request that the Heritage Officer is asked to review the application before a decision is made.**

**The Local Plan states that there must be no significant harm to the local area, and that the on-going impact on the residential amenity of nearby properties must be taken into account. The Council also consider that the three houses proposed for this site is too many (overdevelopment/layout and density), leading to a reduction in the size of the gardens, and creating potential parking and access issues onto the busy A10**

**21/04070/HFUL** 28 Lawrance Lea Harston. First floor side extension with dormer window over existing garage, monopitch roof to replace existing flat roof to front, render treatment to external walls and new UPVC windows (Councillors Luffman and Stierer) No issues had been raised by neighbours and there were concerns raised by councillors.

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

**21/04038/LBC** Internal repairs and alterations and the installation of new external gates.

**21/04060/HFUL Hope Cottage Button End Harston.** Construction of an outbuilding within rear garden. (Councillor Holdom) There were no concerns or comments about either of the applications.

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

*Action: Clerk respond to SCDC*

**P21-22/47 Date of Next Meeting**

November 11<sup>th</sup> 2021

Steven Pettyfer from Jardine Motors Group will be asked to attend the next meeting.

**Meeting Closed at 8.59pm**