

HARSTON PARISH COUNCIL

Minutes of the Planning Meeting held on Thursday 9th December 2021

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

0 members of the public

P21-22/56 To Approve Apologies and Reasons for Absence

(LGA 1972 s 85(1))

Councillor Stierer (Personal)

P21-22/57 Members Declaration of Interest for Items on the Agenda

P21-22/58 Open Forum for Public Participation (15 Minutes)

None

P21-22/59 Minutes of Previous Meeting

It was proposed by Councillor Holdom, seconded by Councillor Bellamy, and resolved that the Planning Committee minutes of 11th November 2021 should be approved subject to ratification at the next face to face Planning Committee meeting with an amendment at item P21-22/49 to state ‘Steve Pettyfer said’ it is not practical for parishioners to use the facility as it is not available out of hours, and is not a service station.

P21-22/60 Matters Arising (for information only)

Ed Durrant from the Pegasus Group had contacted the Council, notifying them that the finalised scheme for Beech Farm, Church Street, is ready to be submitted and asking if they might attend a meeting in the new year. The email stated that the changes the Council had asked for regarding the provision of affordable housing were not able to be met, the reasons for this were not given in the email.

A letter will be sent to all those who attended the meeting in October, stating that the Council can see no value in discussing the proposal again in its present form. The Council are extremely disappointed that their comments and requests have not been taken into account and that as a result the development is not compatible with village objectives. The developers have not acted on the request for affordable market housing in the village. It therefore appears that they have deliberately avoided having to make any Section 106 contributions or provide any social housing, by keeping the development below 10 dwellings. The council's view is that the development as presented provides no benefits to the village.

P21-22/61 Buildings of Local Interest (BOLI)

Councillor Pearce Gould had suggested that reference to the BOLI List, and Listed Buildings could be included on the planning log, and this was agreed by the Committee. The master BOLI list is to be circulated so that councillors can check if an application allocated to them is on the list, this will then be taken into account when considering planning applications. The Councillor will also report that fact back to the Clerk so that the planning log can be updated accordingly. The BOLI list will also be included on the parish council website.

P21-22/62 Planning Applications for Consideration

21/04926/HFUL 13 The Paddock Harston. First floor side extension and changing front roof from flat to pitched (Councillor Pearce Gould). There were no concerns about the application and no public comments on the SCDC website.

It was proposed by Councillor Pearce Gould, seconded by Councillor Luffman, and resolved that the council support the application.

21/04794/HFUL 6 Station Road Harston. Rear Two Storey and Part Single Storey Extension (Councillor Harris). There were no concerns about the application and no comments on the website.

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

21/05153/HFUL 9 Church Street, Single storey side and rear extension, roof extension incorporating rear dormer and front roof light, replacement porch roof tiles, and extension of existing dropped kerb. Councillor Bellamy reported that this property is on the BOLI list, however, the application does not appear to affect the character of the street scene.

It was proposed by Councillor Bellamy, seconded by Councillor Pearce Gould, and resolved that the council support the application and request that as the dwelling is on the Buildings of Local Interest list, and that the Council are concerned about the design at the rear of the property, and would appreciate the Heritage Officer reviewing the application before a decision is made.

Action: Clerk respond to SCDC

P21-22/63 Planning Amendments

- a. **21/04492/HFUL** 24 Queens Close Harston. Two storey rear extension, single storey front extension, single storey side extension and detached outbuilding with gym and office.

P21-22/64 Planning Approvals

21/04070/HFUL. 28 Lawrance Lea Harston CB22 7QR. 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.

20/05282/FUL 19 Queens Close Harston. Demolition of existing single storey extension structure and garage block and the provision of one, two-storey self-contained dwelling 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, dedicated cycle parking/ storage and refuse storage. Councillor Luffman noted that the land subject to this planning approval had been put up for sale, and that if the purchaser wanted to modify the design, a new application would have to be submitted.

21/04326/HFUL 17 The Paddock Harston CB22 7PR. First floor extension, extension of porch and single storey rear extension to replace the conservatory.

P21-22/65 Date of Next Meeting

January 13th 2022

Meeting Closed at 8.30pm