

COMBERTON PARISH COUNCIL

Planning Committee Minutes



17th June 2021, 7:30pm Village Hall.

Present: Janet McCabe, Richard Elleray, Andrew Hollick, Tim Scott and Chris Westgarth.

1. **Chairman's Welcome** - none
2. **To receive apologies for absence and reasons** - none
3. **To receive declarations of interests from councillors** on items on the agenda and details of any dispensations held and to receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any) - none
4. **Comments and observations from members of the public** ^(see note) - none
5. **To approve the minutes of the planning meeting held on 26th May 2021** - approved
6. **Planning Matters for consideration** ^(see note overleaf)
 - 6.1. Proposal: Hip to gable roof extension with front and rear dormers 90 Barton Road Comberton Reference: 21/02285/HFUL - **no objection but notes that this is the first hip style roof extension in that area.**
 - 6.2. Proposal: Demolition of front porch and erection of a single storey front extension 21 Bakers Close Comberton CB23 7DJ Reference: 21/02207/HFUL
no objection but would comment that the extension might fit in better if it had a high level landscape grey UPVC window on the west facing side, and perhaps a portrait one on the south facing side similar to no. 22. The latter would also allow secured ventilation into the lobby.
Another concern is the fascia as 1b in white render will discolour over time and perhaps a light Beige/grey might match the proposed composite cladding and suffer less over time. (See the fascia in Cambourne!).
 - 6.3. Amendment: Change of use and conversion of existing agricultural buildings to flexible use including extensions Home Farm Barn Barton Road Comberton Reference: 20/04253/FUL
reiterate comments made on the initial application but now would like to show its concern over the culverting of the ditch running north to south. This lies adjacent to an area identified as flood risk zone 2/3 by the Environment Agency running south of Barton Road from its junction at Long Road to the ditch. This road has flooded significantly in the past and the ditch to the north side of Barton Road was enlarged and reinforced. It is therefore vital that any culverting shall be as large a cross sectional area as possible.
The move of car parking from east to west is to be welcomed and CPC wonders if the new wildflower meadow released could be identified as a protected amenity
 - 6.4. Proposal: Installation of slim line 1000 litre oil tank to the front of property 25 Harbour Avenue Reference: 21/02180/HFUL
No objections but suggest that suitable natural (1m high) hedging shielding be provided after/prior to installation between the tank and both the footpath and the neighbouring property to soften its impact on the street scene
7. Other planning issues to be noted
To Note internal Listed Building application Proposal: Alterations to the ground floor to add a spiral wine store under the existing floor level with an access hatch 40 West Street Comberton CB23 7DS
8. **Correspondence and notification of approval or refusal by SCDC.** None received as of 16th June 2021
9. **Resolved Resolve** that Cllr Moffatt is no longer a member of the Planning Committee of Comberton Parish Council due to lack of attendance for a significant period of time.
10. **Closure of meeting**

Richard Elleray
Planning Committee Chair