

# COMBERTON PARISH COUNCIL

## Planning Committee Minutes



12<sup>th</sup> July 2022, 6:30pm Village Hall.

Present: Alex Fear, Andrew Hollick, Chris Westgarth, Jessica Marshall, Richard Elleray and six members of the public.

1. **Chairman's Welcome**
2. **To receive apologies for absence and reasons – Tim Scott - Harvest**
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) – RE declared interest regarding the Retirement Villages (Endurance)
4. **Comments and observations from members of the public –**

Endurance Proposal - A member of the public spoke on their concerns regarding the potential Endurance development. Observations raised are:

- Located on green belt that is valuable land enjoyed by residents and walkers. Detrimental to wildlife corridors.
- Minimal benefits to the elderly in the village
- Cost of the properties is excessive
- Discriminatory as the development will not allow NHS staff to visit
- Inadequate public transport
- Not within the SCDC plan
- Doctor's surgery already stretched
- Concerns regarding foul drainage around Swaynes Lane
- Concern regarding surface water runoff
- Appearance out of keeping with the rural environment and distorts the social demographic
- Endurance state the existing is not fit for purpose but it was queried how this was demonstrated
- Concern around recruitment pressures for care staff
- Appears to be a pre-COVID plan that does not take into account the increased desire for houses over flats
- Potential overheating issues

64 Barton Road - A member of the public spoke on their concerns regarding the submitted plans for 64 Barton Road. Observations raised are:

- Highlighted that the proposal is within the conservation area that was established to limit development in the heart of the village
- Limitation of view is due to fencing that was installed against planning officers recommendation
- Concern over the loss of the public footpath to the driveway, bins etc
- Contradicts policy CH6

5. **To approve the minutes of the planning meeting held on 8<sup>th</sup> June 2022 – Approved.**
6. **To consider:**

- 6.1. **Land to the rear of 64 Barton Road** – single storey 3 bedroom dwelling house and associated works: 22/02337/FUL  
[applications.greatercambridgeplanning.org/online-applications/PLAN/22/02337/FUL](https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/02337/FUL)  
Introduction of scheme from the Architect. Noted positive comments from the Conservation Officer and highlighted reduced CO2 output.

Proposed to full committee. Carried. CPC do not support the proposal.

- 6.2. **38 South Street** – Replacement two storey detached dwelling following demolition of existing dwelling and associated details (revised scheme on the same site following approval reference 21/04205/FU).  
Ref. No: 22/02475/HFUL  
[applications.greatercambridgeplanning.org/online-applications/PLAN/22/02475/HFUL](https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/02475/HFUL) – Repeat comments provided to application 21/04205/FU.
  - 6.3. **227 Barton Road** – Demolition of part of existing property and the erection of single storey side and rear extension with new roof, loft extension and internal alterations.  
Ref. No: 22/02544/HFUL  
[applications.greatercambridgeplanning.org/online-applications/PLAN/22/02544/HFUL](https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/02544/HFUL) – Comments as previous
  - 6.4. Consideration of residents view on CPC 2022 comments on 7 Bakers Close 22/01268/HFUL versus 21 Bakers close 21/02207/HFUL made in 2021 – Approved
  - 6.5. To recommend to full Council to pursue further the lack of a pedestrian footpath on the northern side of West Street that was to be provided as part of the Bennell Farm development. – Approved
  - 6.6. Recommendation to full council on large developments outside the village framework / in designated Green Belt including Retirement Villages in Comberton. – Approved
7. **Consideration of applications published on the Greater Cambridge Shared Planning website between this notice and the date of the meeting**
  8. **Closure of Meeting.**