

Minutes of Whaddon Planning Committee meeting held on 8th June 2015 at 7.30p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.

Present: Chair Cllr K French
 Committee members Cllr W Elbourn, Cllr LGinger, Cllr A Milton, Cllr R Scott
 Clerk Mrs G van Poortvliet
 Members of the Public 4 present

1. **Election of the Chair of the Planning Committee** – resolved that Mrs K French be elected as Chair of the Planning Committee.
2. **Election of the Vice-Chair of the Planning Committee** – resolved that Mr R Scott be elected as Vice-Chair of the Planning Committee.
3. **Apologies for absence** – none received, all present.
4. **Disclosure of interests** – Cllr K French declared an interest in Planning Application S/1240/15/FL, 20 Bridge Street, as a neighbour who had been written to by SCDC. Cllr French would not participate in the vote on agenda item 6.
5. **Approval and signing of minutes from the Planning Committee meeting of 30th March 2015** – resolved that the minutes be signed by the Chair as a true and correct record.
6. **Planning Application S/1240/15/FL, 20 Bridge Street, Whaddon, SG8 5SQ for demolition of existing conservatory to be replaced with new garden room and demolition of part of single storey pitched roof to rear. First floor rear extension to include two new bedrooms:**
 - 6.1 **Comments from the public:** a member of the public (the applicant) brought the Cllrs attention to a similar extension on a nearby property and answered Cllrs questions regarding consultation with neighbours.
 - 6.2 **Discussion and agreement of Parish Council (PC) recommendation and comments** – the application was discussed. Resolved: that the PC recommend approval of the application (Cllr French did not participate in the vote). Action: the Clerk to advise SCDC of the PC's recommendation.
7. **Noting of receipt of copies of planning applications and display of plans for applications where no PC comment is required:**
 - 7.1 S/1271/15/LD, 37 Bridge Street, Whaddon, SG8 5SG for a proposed single storey side and rear extension (Lawful Development) – noted by the Planning Committee.
 - 7.2 S/1122/15/PB, land to rear of 112 Church Street, Whaddon, SG8 5RX for conversion of existing barn & piggery to form 3 dwellings (Permitted Development):
 - **Comments from the Public** – members of the public (neighbours to the proposed development) stated that they had not been informed of the proposals by South Cambridgeshire District Council and that an official notice attached to street furniture was not dated. They raised concerns that the application did not meet several of the criteria required for the conversion of agricultural buildings under permitted development. The buildings concerned had not been solely in agricultural use – they had been rented out as non-agricultural commercial units. Also, in order to meet the maximum floor space requirement for the existing units of 450 square metres, the developer proposed partially demolishing the piggery. Additionally, members of the public expressed concern about the

adequacy and safety of the narrow access road for the number of dwellings being proposed and their vehicles. The members of the public had written to the Planning Officer but had not received an acknowledgement.

- **Discussion and agreement of Parish Council actions** – the application was discussed. It was noted that the PC had no formal role in this particular application process. However, the Cllrs were concerned that the application might not meet the Permitted Development requirements for the conversion of an agricultural building with regards to prior agricultural use and maximum square footage. They also queried if the site might be contaminated with asbestos as other local farm yards had been. Agreed that the PC i) write to the Planning Officer stating their concerns and asking that these be properly investigated and ii) bring the concerns about this application to the attention of the District Cllrs. Actions: the Clerk and Mr L Ginger to write to the Planning Officer by 11th June 2015 and to bring the application to the attention of the District Cllrs at the next Parish Council meeting (directly following on from this meeting).
- 8. Items for the next meeting** – planning applications S/1283/15/FL and S/0850/15/LB re 100 Church Street, Whaddon, SG8 5RX. Action: the Clerk to arrange a Planning Committee meeting for Monday 22nd June 2015, at 8.00p.m.

The meeting closed at 8.00 pm.