

Minutes of Whaddon Planning Committee meeting held on 9th December 2013 at 8.00p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.

Present: Chair Cllr K French
 Committee members Cllr A Milton, Cllr M Peyton, Cllr R Scott (from 8.05p.m.)
 Clerk Mrs G van Poortvliet
 Parishioners 6 present

1. **Apologies for absence** – received from Cllr L Ginger.
2. **Disclosure of interests** – Cllr Peyton declared an interest as a personal friend of the applicant re 128 Meldreth Road. She would join members of the public for this agenda item discussion and would not be able to vote.
3. **Approval and signing of minutes from the last Planning Committee meeting (9th September 2013)** – Resolved: that the minutes be signed by the Chair as a true and correct record.

Cllr R Scott arrived – no interests to declare. It was agreed to alter the order of the agenda and move to agenda item 5.0

5. Planning Application S/2351/13/FL – 118 Church Street, SG8 5LX for extension and alterations from single storey bungalow to two storey dwelling:

5.1 Comments from the public – the applicant answered questions about the proposals and clarified that there would be several rows of bricks at the bottom of the house, below the weatherboarding.

5.2 Discussion and agreement of Parish Council (PC) recommendation and comments – the application was discussed. Resolved: that the PC recommend approval of the planning application. The PC would request that no work take place on Sundays and that there be no bonfires on-site out of respect for the neighbours. Action: the Clerk to advise SCDC of the PC's recommendation.

Cllr M Peyton left the Planning Committee and joined the members of the public.

4. Planning Application S/1818/13/FL – 128 Meldreth Road, SG8 5RP for erection of building and change of use of land from agricultural use to general storage for equestrian, domestic and general upkeep of land:

4.1 Comments from the public: key points were -

- The applicant explained that the proposed new building would replace several old ones that were in poor repair and would enable storage to be closer for deliveries.
- A member of the public commented that there were many other large agricultural buildings in the village and that they were necessary for storage of equipment and stabling. The proposed building did not seem out of proportion for its requirements.
- A member of the public (a neighbour) objected to the size of the building and queried what the intention was for future use. The application asked for the whole five acre site to be designated as light industrial.
- The applicant stated that only 200 square feet of the new building would be for light industrial use. The change in use being applied for only related to the building rather than the whole plot.

- A member of the public (a neighbour) commented that several documents which were referred to in the planning application were missing from SCDC's website. Further, there were concerns that an existing drainage problem on his property (past flooding) would be exacerbated by waste water from the proposed new building. He wished to see detailed plans as to how drainage would be dealt with.
- A member of the public (a neighbour) commented that the view from his bedroom across the fields would be eliminated by the position of the building.
- The applicant explained that the positioning was to enable better access for deliveries and horse boxes.
- A member of the public (a neighbour) commented that the siting of the building was too close to the fence.

4.2 Discussion and agreement of Parish Council (PC) recommendation and comments – the application was discussed. Resolved: that the PC recommend refusal of the planning application. Comments to be made regarding the confusion over the change of use from agricultural to light industrial use – the PC would not necessarily want to see the whole plot given permission for light industrial use in this location. Further detail would also need to be provided regarding plans for drainage and foundations for the new building to ensure that an existing drainage and flooding issue was not exacerbated. Action: the Clerk to advise SCDC of the PC's recommendation.

6. Items for next meeting – none.

The meeting closed at 9.00pm.