

# WHADDON PARISH COUNCIL PLANNING COMMITTEE MEETING

7<sup>th</sup> December 2022 at 7:30pm  
Whaddon Village Hall, Church Street, Whaddon, SG8 5SG

## **Present**

Will Elbourn (elected Chair)  
Anita Birch  
Lee Ginger  
Jo Hart

David Grech (non-voting planning adviser)  
One member of the public (applicant for 154 Bridge Street, Whaddon)

## **Apologies**

Angela Bridges

## **Disclosures of Interests**

None

## **Election of Chair**

Lee Ginger proposed Will Elbourn and Jo Hart seconded. Carried unanimously.

## **Approval of Minutes for Planning Committee meeting on 10<sup>th</sup> October**

Carried forward to next meeting.

**Application Ref 22/04662/HFUL** Detached single story hobbies room to rear of 50 Bridge St Whaddon.

Will Elbourn noted that there were no comments on the application from members of the public.

David Grech advised the members that the structure only just exceed the size allowed under permitted development, by virtue of its height in proximity to the boundary. The proposed structure is sited adjacent to the south boundary of the property, and as such is north of the adjacent garden at No 52 Bridge Street, and there would be no overshadowing of this adjacent garden. DG therefore saw no issues with this proposal.

Jo Hart asked if it could be used for a business. DG advised that its use should be incidental to the dwelling house. As such it could be used as a home office, but not as a place of employment for others. It was also relatively small and contained no toilet or other facilities.

All members present agreed to support the application. There was no need for the application to be referred to SCDC Planning Committee.

**Application Ref 22/04929/FUL** Demolition of 5-bedroom single storey dwelling and replacement with 4 bedroom, single and 1.5 storey dwelling. 154 Bridge Street, Whaddon.

Will Elbourn noted that there were no comments concerning this application from members of the public.

David Grech advised the members that there was already approval in place for a single storey dwelling of similar footprint. In his opinion, the change to incorporate rooms within the roof to one of the wings resulted in an improved massing to the proposed dwelling, and avoided the 'duality' found in the current approved plans. DG therefore felt this was an improved design and his only regret was the lack of any solar panels on either of the two south-facing roof slopes. Should members be minded to support this proposal, DG recommended that a note to that effect be sent to SCDC with the advice that, should the applicant wish to amend the design to incorporate solar panels Whaddon PC would be supportive of that and there would be no need to re-consult on such an amendment.

All members present agreed to support the revised application and to include the advice on solar panels in the response to SCDC. Members did not wish to request that the application be referred to SCDC Planning Committee.

Lee Ginger noted that the site lay immediately outside the boundaries of Whaddon, within Bassingbourn Parish, and Bassingbourn will also have been consulted on the proposal.

#### **Items for agenda of next meeting**

Lee Ginger noted that an application has been submitted to replace the mobile phone mast on the A1198 opposite the Barracks with a new mast 20m tall. The site lies within Whaddon, but the application has yet to be referred to the Parish Council.

Lee Ginger also noted that the new access to Cody Court on the A1198 has now been completed and brought into use, but the old access has not been closed off, in contrary to the conditions on the Planning Permission. LG has raised this with SCDC as the improvements to the Whaddon Gap junction cannot be carried out until the old access has been closed off.