

COMBERTON PARISH COUNCIL
The minutes of the Annual Parish Council meeting held on
Wednesday 29 May 2019 in the Village Hall at 7.30 pm

Members present:	Mr A Hollick ^(AH)	Mr T Scott ^(TS)
Councillors:	Dr J McCabe ^(JMcC)	Miss C Westgarth ^(CW)
	Mr S Moffat ^(SM)	
Not present:	Mr Hywel Griffiths ^(HG)	Ms J Martin ^(JM)
	Dr P Black ^(PB)	Ms L Tatnell ^(LT)
	Ms J Feldman ^(JF)	

In attendance: 17 members of the public and Mrs Gail Stoehr (Clerk).

Cllr Scott presided.

1. Election of Chairman and to receive the Chairman's declaration of acceptance of office, or if not then received, to decide when it shall be received

RESOLVED that Cllr Griffiths be elected Chairman in his absence and that he is to sign his Declaration of Acceptance of Office before the start of the next meeting. ^(Prop CW, 2nd JMcC, unanimous)

2. To elect a Vice-Chairman

RESOLVED that Cllr Scott be elected Vice-Chairman. ^(Prop CW, 2nd SM, unanimous)

On a proposition by the Vice-Chairman the order of business was varied to take items 6 and 10 and to defer all other items to the next meeting.

6. Apologies for absence and declarations of interest

6.1 To receive written apologies for absence and reasons

Apologies were received from Cllrs Griffiths (out of parish), Tatnell (out of parish), Feldman (personal reasons) and Martin (personal reasons).

The Parish Council noted the casual vacancy arising following the disqualification of Pamela Black due to her non-attendance at meetings for a period of six months.

6.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held

Cllr Westgarth, as Churchwarden, declared an interest in the planning application for the barn in Church Lane.

6.3 To receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any)

RESOLVED to grant Cllr Westgarth a dispensation for agenda item 10 to enable the Council to be quorate and conduct its business.

Comments & observations from members of the public and County and District Councillor reports

Residents outlined their objections to the application for land off Branch Road as this was in the Green Belt, and the developers' claim that this was exempt due to its use as a stable block did not apply if they were agricultural buildings. Objections were expressed to the removal of mature trees and hedging, whereby a hedge had been replaced with conifers, leading to a lack of biodiversity. The access road was a rutted track. SCDC notification had been placed remote from the site.

Sam Brampton, agent for the application for the Barn at Church Lane, reported that they had appealed SCDC's previous decision and submitted another application.

Residents expressed concerns at the reasons cited regarding the structure and problems with the Planning Portal and access.

The residents present indicated overwhelming objections to the Barn application on the grounds of the road access, additional noise, light pollution, and heritage. It was observed that this would set a precedent for development on a field and the Church Lane junction would be subject to additional traffic. There would be an increase in population and a change to the character of the area.

The residents did not accept the decision of the officer for the highways as the criteria and the conditions could not be met.

The Clerk advised on procedure as S/1325/19/OL the application was not detailed on the agenda but a response was required before the next meeting.

RESOLVED to take S/1325/19/OL_item under item 10 as a response was required before the next meeting and there was no guarantee that a time extension would be granted and agenda item covered any applications received ^{(Prop SM 2nd TS unanimous).}

10. Planning applications received

10.0.1 S/1641/19/PA – Barn at Church Lane – Prior approval for a proposed change of use of agricultural buildings to five dwelling houses (Class C3) and for associated operational development

RESOLVED that the Parish Council objects to the application and recommends that it is refused, for the same reasons as before that is on the grounds that it is in the Green Belt, it is not a derelict, redundant building, there is no access to village facilities, access issues including unsuitable access onto a narrow road which is not capable of being widened on the brow of a hill. Its proximity to listed buildings and their curtilage and implications on the Mullard observatory. The Parish Council ask the South Cambridgeshire District Council Planning Officer and Planning Committee to take the concerns of residents that write in seriously.

The Parish Council fully supports the South Cambridgeshire District Council's reasons for refusal for S/0122/19/PA on heritage grounds, and on this occasion, even if the Planning Officer agrees with the Parish Council, and recommends refusal, the Parish Council still wishes it to go to full Planning Committee and a member of the Parish Council will attend. ^(Pro SM, 2nd JMcC, unanimous)

All members of the public except for one left the meeting.

10.1 S/1325/19/OL – Land off Branch Road – Outline planning permission with some matters reserved except for access for the demolition of stables and erection of 3 dwellings and existing access to be widened

RESOLVED to **object** to the application S/1325/19/OL for the following reasons:

- Site is in green belt
- Outside the village framework
- It doesn't meet the criteria – buildings not structurally sound
- Not a sustainable site
- The application refers to no trees needing to be removed, however trees and hedge have been felled recently. The hedge by the road should have had prior permission and it did not.
- Visual impact of three new builds in greenbelt
- Currently no driveway or access other than a rutted track
- Overdevelopment of the site

The Parish Council request this goes to the Planning Committee. ^(Prop CW, 2nd JMcC, unanimous)

3 **To appoint committees or any other officers which the Council deems necessary**
RESOLVED that where a time extension is not granted on a planning application or time does not permit the Parish Council to be able to consider it as a detailed agenda item and where the Council has considered the matter before, even if under another application reference, the Clerk is delegated under S101 (1(a) to submit any previously response made by the Parish Council on an application.

14. **Closure of meeting**
Cllr Scott having given apologies that he had to leave on personal grounds, resulting in the Council not being quorate, the meeting closed at 8.13 pm.

SignedChairmandate

DRAFT