

Bassingbourn-cum-Kneesworth Parish Council

Minutes of Planning Committee Meeting held on 8th January 2020

Committee Members Present : Cllrs Hallett (Chairman), Dixon, Douglass, Hirtzel, Sams, Spenceley and White.

Also Cllrs Catherall, Geraghty, Hodge, Leith, Spenceley, Oakley and District Cllr Cathcart. In attendance were Mrs V Tookey as Clerk and Mrs B Isherwood as Responsible Financial Officer.

During the public participation session those present were able to view a 3D model of the proposal for the redevelopment of the Garage Site (Planning Application S/4137/19/FL). Questions were asked and answered by the Applicants' Representative. Given the importance of the site the design of details of materials including railings for example are important. Concerns were raised regarding car parking, flooding, and sight lines to the highway.

Chairman then closed the public session.

1	Apologies for absence were received from County Cllr Van de Ven.	
2	Declarations of Interests relating to items on the agenda and dispensations:- Cllr Douglass declared a pecuniary interest for item 4.1. Cllrs Catherall and Hodge also declared interests.	
3	Minutes of Meeting held 3rd December 2019 were signed as agreed. Proposed: Cllr Douglass, seconded Cllr Sams.	
4	<p>SCDC applications for consideration: -</p> <p><u>4.1 S/4137/19/FL Demolition of all existing buildings and the erection of 2 shop units on the frontage with 1 flat above, and three dwellings to the rear.</u></p> <p>Committee further discussed its response. On a majority vote it was agreed to object to the application and request that the application should go to SCDC Planning Committee.</p> <p>Committee also agreed that the following comments be made:-</p> <ul style="list-style-type: none"> a) In principle the Parish Council supports the development of housing at the back of the site. b) In principle the Parish Council supports the development of retail at the front of the site. c) The High Street is a congested location which has significant transport implications. A Travel Plan is required (in accordance with Local Plan Policy T1/2) d) There is inadequate parking. The Transport Assessment indicates that one of the retail units is likely to be a bakers which is an A1 food use requiring 1 parking space per 14m2 	VT

	<p>gross floor area in accordance with Local Plan policy T1/3 and the associated Figure 11. Figure 11 indicates that single retail units will need parking space at the front.</p> <p>e) The adjacent property 34 High Street is a Grade II listed building (UID 1309294). The proposed retail units extend beyond the building line at the front of 34 High Street adversely affecting the setting of the listed building and street view. This will also result in compromising sight lines.</p> <p>f) The planning statement and flood risk assessment propose the use of Sustainable Drainage (SuDs). No consideration has been given to the impact of potential site contamination upon the ability to implement SuDs as required by the Cambridgeshire Flood and Water SPD.</p> <p>g) The Environmental report is considered inadequate in that it fails to identify likely ground contamination by lead from underground petrol storage tanks and possibly also by chlorinated hydrocarbons from degreasing of parts.</p> <p><u>4.2 S/4511/19/TC Tree works rear of 70 High Street.</u> Reduction in crown of ash tree. No issues raised.</p> <p>One member of the public left at 8.20 pm.</p>	
5	<p>Greater Cambridge Plan – Draft Conversation</p> <p>Councillors Hallett, Sams and Spencely had drafted responses to this consultation. Chairman to circulate to all Councillors for any further comments or additions. The Committee agreed that this draft, together with any additions, would form its recommendation to Full Council for its response.</p>	MH
	<p>There being no further business the meeting was closed at 8.40 pm.</p> <p>Signed 4th February 2020</p>	

Date of Next Meetings: –

Finance : Planning:- 2020 - 4th February; 3rd March; 7th April; **APM : 28th April**; 5th May; 2nd June; 7th July; 4th August; 1st September; 6th October; 3rd November; 1st December.

Amenities Committee :2020 – 12th February; 11th March; 8th April; **APM : 28th April**; 13th May; 10th June; 8th July; 12th August; 9th September; 14th October; 11th November; 9th December.

Main Council:- 2020 – 18th February; 17th March; 21st April; **APM : 28th April**; 19th May (plus Annual Meeting); 16th June; 21st July; 18th August; 15th September; 20th October; 17th November; 15th December.