

**MINUTES OF THE MEETINGS OF LITLINGTON PARISH COUNCIL PLANNING
MEETING HELD IN LITLINGTON VILLAGE HALL ON
WEDNESDAY 26TH JULY 2017**

PRESENT: Cllr Wiltshire (Chairman), Cllr Williams, Cllr Sharp, Cllr Barlow, Cllr Pipe
Members of the Public: 3

7.15pm PLANNING MEETING

In the absence of Cllr Bathmaker the meeting was chaired by Cllr Wiltshire

01. APOLOGIES FOR ABSENCE

Cllr McClelland, Cllr Bathmaker, Cllr Pledger, Cllr Jones

02. TO RECEIVE DECLARATIONS AND PERSONAL AND PREJUDICIAL INTERESTS RELATING TO ITEMS ON THE AGENDA

There were no interests declared.

03. OPEN FORUM

Members of the public were invited to contribute to the discussions under Item 4.1 and 4.2.

04. TO AGREE RESPONSE TO FOLLOWING APPLICATIONS

4.1 Planning Ref No. S/2378/17/FL

Land adjacent to New Cambridge House, Bassingbourn Road –Proposed erection of B1 (B8) Headquarters building

(Absolute Audio Visual Services Ltd)

Cllr Pipe gave a resume of the plans to the meeting.

Concerns were raised by neighbouring residents that the proposed steel framed industrial unit was too large for the existing company's use and that if the planning application was approved the site could be expanded for multi use. Originally the proposal as for six metre high building but the plans now state that the unit will be 10.1 metres.

Another resident referred to the plan to employ more people which would increase the vehicle movements, cars and lorries, on Bassingbourn Road. This road, with a 60mph speed limit, was already busy and children used the inadequate footpath alongside the road to access the Primary school and Bassingbourn Village College.

Councillors all agreed that the proposed building did not fit in with the rural nature of the village as it was too big. A warehouse would be better located on an industrial estate.

Recommendation Objection

Design, Appearance, Materials –Overall the building is of excessive height and would have poor screening. The size and height of the building is grossly inappropriate for a rural/agricultural area. The proposed screening with non evergreen trees, would not serve the purpose for at least 15 years and even then the screening would be reduced during the winter months due to the type of trees proposed.

Highway Safety, Traffic –The application refers to additional parking spaces so in addition to the planned Absolute expansion, and traffic using the Cambridge House vacated space, this indicates that there will be an increase in traffic on Bassingbourn Road which has a 60mph speed limit. There are already concerns over the safety of pedestrians, especially school children from the village, using the inadequate footpath to access the Primary School and Village College in Bassingbourn.

Noise/Pollution –noise from machinery within the proposed unit plus the added pollution from the additional vehicles

Light Pollution – There is already lighting to the existing car park. The plans indicate an increase in lighting in the new car park and working area.

Hours of Operation –There is conflicting information in the paperwork over the working hours on the site. Clarification of this, and proposed restrictions, is requested by the Parish Council.

4.2 Planning Ref No S/2478/17/FL

Land formerly The Grove, Abington Road –Erection of two dwellings following demolition of existing dwelling

(Messrs Smith and Lewsey, J M Contractors)

Councillors were advised that this was a completely new planning application for the site. Planning consent had been passed for two properties in 2016 but the Developer had since submitted an application to South Cambridgeshire District Council for variation of conditions on that application enabling larger properties, with additional windows, plus a change to material used in the construction. It was noted that building work had commenced on the site. The Planning Officer had advised the Enforcement Officer but as far as Councillors were aware the building continued. This new application included the changes requested in the variation of conditions.

As this was a completely new planning application Councillors agreed that they still had the same comments relating to the original 2016 application.

-Recommendation Refusal

Parking concerns due to insufficient off street parking adding to the existing problem of vehicles parked on the road making it difficult for access to driveways. The overdevelopment of the site with the property size and access to the narrow road. Flood risk in this area of the village plus lack of green space. The properties would also dilute the village aesthetics.

05. OTHER

There was no other business for discussion.

There was no other business and the meeting was closed at 8.35pm

Chairman

Date