

BURWELL PARISH COUNCIL
The Jubilee Reading Room
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Minutes of the meeting of Burwell Parish Council held in The Jubilee Room, 99 The Causeway, Burwell, Cambridge, CB25 0DU at 7.30p.m. on Tuesday 25th September 2018.

Present: Liz Swift (Chair), Richard Adams, Robin Dyos, Don Harrison, Gus Jones, Joan Lonsdale, Helen McMenamin-Smith, Jennifer Moss, Jim Perry, Gordon Roach, Mike Smith, Paul Webb, Hazel Williams and Brenda Wilson.

FC/250918/01 Apologies

Apologies for absence had been received from Jane Hall and Michael Swift.

FC/250918/02 Declarations of any interests known to Councillors

Hazel Williams – 18/01144/FUL 26 High Street

Jennifer Moss – 18/00970/OUT Ashbridge Farm, Factory Road

Paul Webb – 18/00970/OUT Ashbridge Farm, Factory Road

FC/250918/03 Approval of Minutes of the meeting of 11th September 2018

The minutes of the meeting held on 11th September 2018 were approved and signed as a true and correct record.

Proposed – Robin Dyos Seconded – Hazel Williams

FC/250918/04 Public Forum

Mark Bevan of Mill Lane explained his concerns regarding the planning application for 26 High Street. He explained that he considered the proposal to impact on the character of the area / conservation area. He also raised concerns regarding two large established trees at the corner of the proposed site on Mill Lane which are not mentioned on the plans.

He also had concerns over loss of privacy / overlooking, loss of light, impact on highways safety and parking, removal of asbestos from the property which he considered to be present on all buildings.

John Clarke of Mill Lane explained his concerns regarding the planning application for 26 High Street. He explained that he felt that the proposed building at plot 1 should be single storey, no higher than the existing buildings and he felt this would be more acceptable".

Mr Clarke felt that the proposed house on Mill Lane (plot 2) is too high and will dominate property views across the lane and also block views of St Mary's Church. The present buildings on the site are of a low profile, but the proposed new building will lead to loss of light for neighbouring properties. The new boundary wall proposed looks extremely high being the height of the upstairs bedroom window ledge of the neighbouring property, 60 Mill Lane, and will add to shading of this property.

Mr Clarke also considered that the proposed house on plot 1 will also block light to the house and garden of 60 Mill Lane and will be considerably higher than the existing buildings.

Mr Clarke also raised concern regarding the established trees which were not included on the plans.

FC/250918/05 Planning Applications

The following planning applications were considered:-

18/01144/FUL 26 High Street

Demolition of outbuildings, erection of two detached dwellings, revised access and associated works.

Objection -

- The Council considers that the proposal will be over development of the site.
- There is concern regarding the highways for the entrance on to Mill Lane.
- The development will have an adverse effect on the Conservation area, both on the High Street and Mill Lane and will also change the street scene of the area.
- A number of established trees on the property are not shown on the plans provided, can clarification be sought on the Tree Officer's view on this.

- The height of the properties will overshadow and overlook properties in Mill Lane.
- We understand neighbours have concerns with regards to this proposal and their objections are supported by the Parish Council.
- We also felt concern that no comments had been received from the Conservation Officer.

18/01222/FUL 3 Meadowlands

Extend the existing garage to the front of the property, and to the rear of the property and roof redesign.

No Objections

18/01018/FUL Land between 120 and 122 North Street

Construction of a single dwelling

No response amendment involving the window of bedroom 3 being obscurely glazed and fixed shut

18/01131/FUL 54 Westhorpe

Proposed extension to bungalow.

Amendment involving the change in position of the window.

No Objections

18/00970/OUT Ashbridge Farm, Factory Road

Proposed one detached dwelling and associated works.

Amendment involving a reduction to the number of proposed dwellings from 2 no. dwellings to 1 no. dwelling and a reduction to the application site boundary

Objection -

- Street Scene
- Access off a narrow road, infrastructure needs to be improved prior to additional dwellings being built in this area
- Layout and density
- Pedestrian safety on adjacent byway and on Factory Road
- Concern over boundary with byway, previous applications boundary line follows the line of conifer trees, now appears to have blue markers encroaching onto the byway by approx. 2 metres. The Parish Council would like the Planning Department to clarify the boundary of the property before making a decision on this application.

18/00391/TPO 1 Lime Close

T1 Cedar (T9 of TPO E/29/99) – Fell

Objection – However, if the Tree Officer considers it necessary and as long as a more suitable tree is replaced in this location we would find it acceptable.

FC/250918/06 Planning decisions from District Council

The following Planning Decision was noted:

18/00885/FUL 19 Tunbridge Close - Approved

To remove boundary hedge and replace with post and rail boarded fencing.

18/00974/FUL 102 North Street - Approved

Demolition of existing 3-bed detached bungalow and detached garage and erection of replacement 4-bed detached dwelling and detached garage, along with reduced-level amenity space to rear.

18/01018/FUL Land between 120 and 122 North Street - Approved

Construction of a single dwelling.

18/01068/VAR Land North of The Stables, Factory Road - Approved

To vary Condition 1 (Plans) of previously approved 17/01269/FUL for demolition of existing stables and erection of 3 No. Residential Dwellings

18/00270/AND Meadow House 2a High Street - Approved

Three non-illuminated signs (retrospective)

18/00898/LBC Briarwood 105 North Street - Refused

Proposed replacement of windows, doors, soffits, fascias and RWG's to multi-occupancy dwelling.

FC/250918/07 Notifications from East Cambs District Council of approved work to trees - None

FC/250918/08 Urgent Matters for Consideration

The Assistant Clerk informed Council that notification had been received from East Cambridgeshire District Council that planning reference 18/00609/FUM Land Rear of Meadow View Industrial Estate, Reach Road had been included in the Planning Committee Agenda for the meeting on 3rd October 2018. The Parish Council had previously not objected to this application and the Assistant Clerk was asked to find out why it had been included on the Agenda.

There being no further matters for consideration, the meeting closed at 8.00 pm.

Signed:

Dated: