

**ORWELL PARISH COUNCIL
PLANNING COMMITTEE MEETING
unAPPROVED MINUTES OF THE PLANNING MEETING**

A meeting of the Orwell Planning Committee (OPC) was held in the Pavilion on Wednesday 1st February 2017 at 7pm.

Present: Cllr W Talbot – Chairman (**WT**), Cllr A Pulham – Vice Chairman (**AP**), and Cllr C Hoptroff (**CH**)

In Attendance: *Mrs J Damant – Clerk*

- 01/02/17 Apologies for absence:**
Apologies were received from Cllr Kennedy and Cllr Szemebel
- 02/02/17 To sign and approve Minutes of meeting held on 18th January 2017.**
The minutes were proposed by Cllr Pulham and seconded by Cllr Hoptroff. The Chairman then signed the minutes as a true record.
- 03/02/17 Public Participation:**
(For up to 15 mins members of the public may contribute their views and comments - 3mins per item)
There were four members of the public in attendance.
All four members were concerned about item 5.1. Both parties have sent correspondence into SCDC Planning Department, copies of which were also given to the Parish Council.
- 04/02/17 Councillors to disclose any Pecuniary Interests (disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar) listed on the Agenda:**
There were no interests declared.
- 05/02/17 Request for the following:**
5.1 Bramleys, Malton Road S/3623/16/FL
James Willington
New Garden store, garden room, swimming pool, terrace and associated works.
The Parish Council recommend 'Objects' with comments (see appendix 1).
Proposed by Cllr Talbot, seconded by Cllr Hoptroff.
- 06/02/17 SCDC Decisions:**
35 Town Green Road, S/2923/16/FL and S/2930/16/LB has been **Approved** for demolition of existing detached garage, erection of new detached garage and cartstore, single storey side extension to house.
- 07/02/17 Other Items:**
Hurdleditch Development, S/3190/15/OL.
Update on clarification of S106: Deferred to February 15th main meeting.

There being no other business the Chairman closed the meeting at 7.44pm.

Chairman: _____

Date: _____

For the avoidance of doubt the only legally acceptable version of the Planning Minutes of Orwell Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk.

ORWELL PARISH COUNCIL

Clerk: Mrs Judy Damant

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3rd February 2017

Mr John McCallum
Planning Officer

john.mccallum@scambs.gov.uk

Re: Planning Application: S/3623/16/FL – Bramleys, Malton Lane, Orwell – New garden store, garden room, swimming pool, terrace and associated works.

Orwell Parish Council recommends 'Objects' with comments.

Concerns exist in a number of areas. Letters from residents have been attached to this letter however they have also been sent direct to SCDC.

The specific areas of concern are:

- Overlooking and loss of privacy for both the neighbouring properties (62 and 66 High Street)
- Overshadowing of the neighbour's garden
- Noise levels are likely to increase
- The layout and density of the proposed building is disproportionate, with the footprint being equivalent to a neighbouring house.
- Materials – the development will urbanise part of the conservation area
- Conservation/wildlife – There is a well established hedge which is home to many wildlife species. There is a potential impact on biodiversity as great crested newts may live in the nearby pond and there is no mention of this or of the local bat population.

There is no reference to external lighting and drainage systems or how other facilities are to be connected to the proposed building. There is also no mention of the impact this proposal will have on No.62 High Street although this dwelling is actually closer to the proposed building than No. 66, which is mentioned.

The Parish council would also like clarification on the Planning, Design & Access Statement, page 2, section 3.2 where a statement made by the applicant seems to suggest they had been advised there was a strong likelihood that the application would be looked upon favourably.

The Parish Council notes that the plan seems to be taking into account the village development envelope but not the conservation area boundary.

Judy Damant
Clerk