

Minutes of the virtual meeting of Fen Ditton Parish Council held on Tuesday, 16th March, 2021

Present: Cllrs. Collett; Dangerfield; Devine; Easterfield; Farrar(Chairman); Suess.

In attendance: Cnty. Cllr Bradnam; the clerk; 7 members of the public.

2020/229 To receive apologies

Apologies had been received from Cllr. Bush and Jones

2020/230 Open forum for members of the public

Members of the public made representation on both planning application and raised their concerns and objections.

2020/231 To consider planning applications:

21/00567/FUL	Land at 12 Horningsea Road	<p>Demolition of existing conservatory and garage and the erection of 3 x three bedroom dwellings together with new access onto Horningsea Road</p> <p>OBJECT</p> <p>The Parish Council resists Back Land and Residential Garden development. Fen Ditton is a very linear village in the Green Belt and Conservation Area, and a building such as this will erode the local character and undermine the pattern of development contrary to South Cambs <i>Development Affecting Conservation Areas Supplementary Planning Document (January 2009)</i></p> <p>With reference to the South Cambridgeshire Local Plan, adopted September 2018, Policy H/16 <i>Development of Residential Gardens:</i></p> <p>This kind of development has historically been rejected and not previously taken place and this application would thus significantly affect the character of the local area</p> <p>The development of the garden area directly affects the residential amenity of No. 10 Horningsea Road</p> <p>The height and bulk of the proposed terrace will be out of place for its location</p> <p>The property will erode the character of the Green Belt along the Eastern and Northern boundaries</p> <p>The development almost entirely removes the garden, including mature trees</p> <p>The existing property currently has open views of arable land to the East which will be wholly replaced by a view of the terrace.</p> <p>The front of the terrace properties, especially the most southern one, will rarely receive any direct sunlight, shaded by the terrace in the morning, by its extreme proximity to No. 10 during the middle of the day, and by No. 10 and No. 12 in the later afternoon.</p> <p>The development completely changes the views to the North from No 10, going from rural, with trees and biodiversity, to hard-surface for driveways and parking. The parking for one of the terrace houses butts to the site boundary to the South, so cars would park to within 0.5m of No. 10's North facing wall.</p> <p>If many of the parking spaces are occupied, turning ability for a large car is very constrained, leading to potential noise</p>
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and disturbance. Access and manoeuvrability for a large emergency vehicle such as a fire tender is also likely to be impacted if many spaces are filled.

The roof-line of the terrace is approximately 8.5m. The roof-lines of both the existing house and No. 10 are at most 7m, and the land at the rear of No. 12 is maybe 0.5m higher than at the front, so the bulk of the new terrace will loom 2m over the existing properties. Whilst noted that the form of the terrace is similar to the one NE of Blue Lion Close, these latter form part of a designed whole, from which the rooflines of the properties to the North then taper towards the open land. This vista will be severely impacted by the new terrace.

Although a transport report is included, it does not assess the impact of the extra properties and a widened driveway on the busy morning and evening flow of children and parents going to and from the nearby school. The driveway crosses the recently constructed cycleway/walkway and although seemingly only three extra properties, in this case the impact on school pedestrian traffic could create significant hazard and disruption.

The terrace is adjacent to Green Belt land to the North and East, which supports a variety of wildlife. This is likely to be affected by light pollution and other consequences of the build such as increased noise.

The Council is very concerned that all of the trees in the garden of No. 12 have already been cut down, despite the fact that the outcome of Planning is unknown. This has caused considerable distress locally, and seems to show a wanton disregard to the environment.

21/01046/PRI01A 36 Green
End

Removal of existing structure and the construction of a first floor extension and modification of the roof to include gables to front elevation

OBJECT

The layout and density of the proposed construction is oversized for the plot by the significant increase in height which would be overshadowing and cause loss of light, loss of privacy and overlook no 38. It is noted in the Design and Access Statement that the assumption is that the patio amenity area of no 38 is not used in the winter and therefore there would not be an issue – the Council do not consider that this is a justifiable assumption.

The Council recognised that nos. 34 and 38 Green End have extensions of a similar nature but that the proposed construction at 36 is significantly higher and would not be in context of the street scene. Further there is no documentation to demonstrate the view from the adjacent Conservation Area.

The terms and conditions and quote for PiP to proceed had been circulated and was agreed.

The meeting ended at 9.00 p.m.

Chairman Date

DRAFT