

CAXTON PARISH COUNCIL

**Minutes of the Extraordinary Meeting of the Parish Council held in the Village Hall
on Tuesday 31 January 2012 at 7.30 pm**

Present: Councillors: W Agg (Chairman), M Harrison, K Howard, K Human and R Millard.

In attendance: Cllr M Loynes (District Councillor) and 1 member of the public.

1. Apologies for absence and declarations of interest

Apologies had been received from Cllrs Blair (out of parish) and Steel (prior engagement).

Cllr Loynes stated that he was a member of the Planning Committee and would represent the views of the Parish Council but could not comment on the application.

Cllr Millard declared a personal interest as a landowner in St Peters Street.

Comments & observations from members of the public and reports from District & County Councillors

A resident expressed concerns regarding the application S/2558/11 for Brook Cottage. In summary these were:

- Privacy: the bedroom will directly overlook properties in Rosemary Green, particularly if trees are removed.
- Parking: St Peter's Street is very narrow and it is impossible to pass two cars. Parking on St Peter's Street already causes problems and this development would make the situation worse as the site is so small.
- Parking and construction traffic: Concerns were raised about where vehicles would park and how this would affect St Peter's Street. It was suggested that this would in fact close the road, forcing traffic to use the ford and to be diverted a long way round.

2. Planning and tree works applications received since the last meeting

2.1 S/2558/11 – Brook Cottage, St Peter's Street – Outline application for Erection of Dwelling

It was agreed to recommend refusal on the following grounds:

- Size of site: It was felt that the site was very small and difficult as it has both a steep slope and the stream to contend with. The size of the property could be considered as overbearing for the site. It is larger than the existing Brook Cottage and is built out over the stream. There is very limited space for parking.
- Inappropriate location with regard to the existing stream: The proximity of the site to and over the stream would have impact on water flow during construction as well as the possibility of building material fouling the brook.
- Increased risk of flooding due to building so close and over the brook, particularly as the brook is the main outlet for water in Cambourne and has flooded in the past.
- Surface water runoff from the site. Whilst the application states that this will be in a soak away, the site is small and it is hard to see how this can be effective.
- Sewage: It is believed that the sewage system for Rosemary Greene is pumped and as such this will put more strain on an already struggling system.
- Traffic, both during construction and should the application be approved: Concerns were raised about the dangers of parking on St Peter's Street. The site is very confined and the tendency would be to park on the road, causing problems for any other vehicle trying to pass.

- Screening: Whilst it was recognised that some of the trees needed to be felled, the site would be opened up as a result and this may lead to issues of privacy.
- Safety: The site is very close to the main road and the house is proposed to be directly on St Peter's Street.

It was agreed to recommend refusal and it was further suggested that, as some of the above aspects would only be visible and obvious from a site visit, that the application should be referred to the Full Planning Committee and a site visit be carried out with representation from the Parish Council in attendance to explain the its concerns.

3. Closure of meeting

There was no further business and the meeting closed at 7.50 pm.

SignedChairmandate.

APPROVED