

Newport Parish Council Planning and Environment Committee

Minutes of the Meeting held at 7.30 p.m. on Monday, 16th November, 2009 at Church House, Newport

Present:

Cllr T. Denyer	(TD)	(Chairman)
Cllr P. Arscott	(PA)	
Cllr C. Gilbank	(CG)	
Cllr A. Johnson	(AJ)	

In attendance

C. Griffin	Clerk
Cty Cllr R. Gooding	(from P082)
Resident of Bridge End	(P080 – P089)
8 Residents of Station Road/ Pond Cross Farm	(P080 – P082)

P080 Apologies for absence

Apologies were received from Cllr M. Bowker, Cllr J. Rose, Cllr M. Sell and Cllr A. Yarwood.

P081 To receive any ‘personal’ or ‘personal and prejudicial’ interests relating to items on the Agenda

No declarations of interest were received.

P082 Public participation session (15 minutes available if required)

The resident from Bridge End reported that the area adjacent to 2 Tuns Cottages, a former Public House, has always been hard standing and has never been grass verge. This has been confirmed in writing by ECC. The County is proposing to construct a grass verge as it is considered this would be more in keeping with the Conservation area. The resident understands that the PC is supporting this and asked if the PC would change its position.

The PC pointed out that the area in question was referred to ECC Highways at the time of the Conservation Area Appraisal and the County has confirmed that the area is publicly maintainable highway. Although ECC do not own the land, there is a right of way over this area and highway rights supersede private rights. The resident advised that shingle was laid on the hard standing to prevent weeds from growing and if the grass verge is constructed valuable parking space will be lost. The Chairman advised that members would discuss this issue under Urgent matters.

The revised plans for the Maltings were available for residents to view. The following comments were made:

- The developer does not appear to have taken the comments made on the previous application into account.
- One dwelling is extremely close to the river.
- The height of the dwellings is overbearing
- There is overlooking, particularly to Berwyn House and Buriton House.

As residents are unable to look at the plans on the UDC website, Clerk will request an extension of the date for comments and advise residents accordingly.

PC will discuss this application under P085

P083 To approve the Minutes of the Meeting held on 21st September , 2009

Resolved that the Chairman should sign the minutes as approved..

Proposed: AJ Seconded: CG All agreed

P084 To receive an update on Planning decisions and Appeals

UTT/00842/09/FUL

Applicant: Newport Free Grammar School, Bury Water Lane
 Proposal: Repositioning of eastern boundary wall
 Comments: None
 UDC: Conditional Approval.

When CG and PA met with the Bursar from NFGS, and Richard Watson and Joe Bicheno from ECC it was understood that this application would be withdrawn as it was proposed that the new path should be inside the flint wall and exit near the Toll House. The PC also feel it would be beneficial if this path could continue to the Bury Water Lane/Cambridge Road junction and then continue on the south side of Bury Water Lane. It is also hoped that this will be available for the public to use.

CG will raise this at the meeting with Mr. O'Hagan on 27th November.

UTT/1109/09/FUL

Applicant: Hastoe Housing Association
 Proposal: Construction of 34 Affordable dwellings with access road, drives and parking with off-site drainage works (balancing pond)
 Comments: Letter sent to UDC on 21st October, circulated to all members.
 Application withdrawn by applicant

P085 To consider planning applications received**UTT/01365/09/FUL**

Applicant: Mr & Mrs C. Le Doux, (for 3 The Maltings, Station Road)
 Proposal: Change of use from B1(Business) to B2 (General Industry)
 Comments: As there are residential properties in the immediate vicinity consideration should be given to cooking smells, noise and restriction of hours.

UTT/1405/09/FUL

Applicant: Mr. S.Vernon-Harcourt, City & Country, (for The Maltings, Station Road.)
 Proposal: Demolition of existing detached store shed and extension, erection of 6 houses, conversion of part of existing buildings to 6 maisonettes, alterations to existing office units including erection of single storey rear extensions, external alterations, layout of parking, landscaping and all ancillary works.

Comments:

- The area was originally designated as a commercial area within Newport but, as under this proposal it would become a mixture of commercial/residential, businesses would possibly be reluctant to take up occupancy.
- The development is on a flood plain and over development of the site is unacceptable.
- The proposed car parking is inadequate. (Reference to be made to information to be supplied by RG)
- Tandem parking for the commercial premises is unacceptable.
- Proposed new dwellings would overlook Berwyn House and Buriton House and Nos. 6 and 7 Pond Cross Farm.
- Proposed new dwelling R12 is extremely close to the river.
- A considerable increase in surface water will lead to extra pressure on the River Cam.

Draft letter to the Planning Department will be circulated to all members.

The following applications have been submitted for work on trees.

Tapycers, High Street - Crown reduce Cherry tree by 30%, Crown reduce Laburnum tree by 20%, Remove basal and epicormic growth from 3 Lime trees.

Tudor House, Bridge End - Reduce Hornbeam tree by 30%

Elephant Cottage, Elephant Green - Fell Cherry and 2 Sycamore trees.

St. Mary's Church - Pollard 6 Limes trees.

P086 To review the monthly schedule from UDC Enforcement Team

Clerk reported that the following cases are still under investigation:

ENF/130/08/B The Turigs, Cambridge Road. Breach of Planning application UTT/0708/08/FUL.

ENF/125/08/B High Street. Massive amounts of air conditioning units to rear of building.

ENF/250/09/A The Coach & Horses, Cambridge Road. Airport related parking. UDC has investigated an alleged breach of planning control but no evidence has been found.

P087 To receive an update on Chalk Farm Lane

Clerk reported that ECC has been contacted as part of the restriction has been implemented and this is not in accordance with the agreed proposals. ECC have been requested to clear the verge on the field side before proceeding further with the waiting restriction. ECC have advised that the work could not be completed owing to the parked cars. Clerk will follow up. AJ pointed out that at the moment cars are parking illegally.

PA reported that ECC Highways are causing a lot of frustration at the moment. RG advised that if PA is referring to Bury Water Lane, the work requested cannot be carried out as there is no budget for this.

P088 To receive an update on the triangle and flooding issues at Bridge End

Clerk reported that AY has met with the residents and they have agreed to look after the triangle in future. Following the meeting with Anne Hopper, ECC, MS is obtaining a quote for removing the Rhustyphina and getting the triangle ready for planting.

To be included on the agenda of the next Full Council meeting.

Clerk reported on her conversation with a resident of Bridge End following the last Full Council meeting. Mike Bodell of the Environment Agency has been contacted again and the resident's concerns have been raised with their legal department. Clerk is currently awaiting a response.

As ECC provide substantial funding to the Flood Defense Agency, RG said he would take the matter up with them. Clerk will prepare a letter giving details of the meetings held this year with the Environment Agency, copy to be sent to Sir Alan Haselhurst MP.

P089 Items for next Agenda

To receive an update on the planning application for The Maltings.

To receive an update on Chalk Farm Lane

To receive an update on the triangle at Bridge End; consider quotation from NS Landscapes and responsibility for planting and maintenance in the future (Full Council)

Pursuant to Section 1(2) for the Public Bodies (Admission to Meetings) Act 1960 it was resolved that because of the confidential nature of the business to be transacted the public and press leave the meeting during consideration of items P090 and P091.

P090 To receive an update on planning application UTT/1109/09/FUL, construction of 34 Affordable dwellings at Frambury Lane**P091 To discuss any urgent matters of interest to the Parish****P092 Date of next meeting**

The next meeting of the Planning & Environment Committee will be held on Monday 18th January at 7.30 pm at Church House.

The meeting closed at 9.25 pm