

**Minutes of the Planning Committee meeting of Milton Parish Council held on Monday 7 July 1997 at 7pm in the Community Centre.**

Present: RLE Waters (chair) RJ Farrington JE Coston (from 263/97)  
IL Davis (from 267/97 - apologies for lateness) R Day DJ Lee IF May  
CF Nunn J Sandford HM Smith RT Summerfield EY Wakeling  
DT Wildman and the clerk SJ Daniels.

**1. Apologies for absence J Shaw SJ Snaith**

246/97

**2. Minutes**

The Minutes of the meeting of 2 June 1997 having been circulated were confirmed and signed.

**3. Matters Arising**

247/97  
(7/97)

Appeal

Noted that Dr and Mrs Draper had appealed against SCDC's refusal of permission for bungalows on land rear of 8/10 Cambridge Road.

248/97  
(57/97)

Mr and Mrs Hobday 70 Fen Road - extension.

Noted that the Planning Officer had no objection to amendments to windows, doors and parking subject to a visibility splay being provided on the side of the enlarged drive.

249/97  
(172/97)

Waggon & Horses

Dates of public entertainments events scheduled for the year were received.

250/97  
(178/97)

12 Fen Road

Noted that the new owner of 12 Fen Road intended to remove the hedge from the boundary of his garden and replace with a close boarded fence and shrubs. Concerns were expressed about the loss of the hedge. The clerk would contact the owner.

**4. Decisions Received**

251/97  
(488/96)

Ms R Bell Use of land at Chesterton Fen Road as residential Caravan Park.

Refused. Conditions attached.

252/97  
(180/97)

Mr and Mrs P Devine 34 Coles Road - extension.

Approved.

253/97  
(181/97)

Amgen Ltd Science Park - display of Company sign.

Approved.

254/97  
(213/97)

P Garrod 13 Bene't Close - extension and porch.

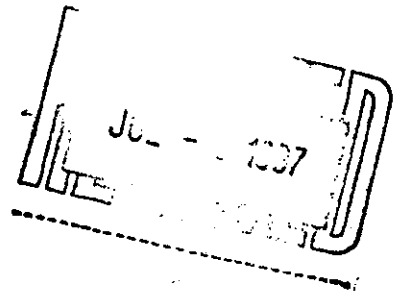
Approved.

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

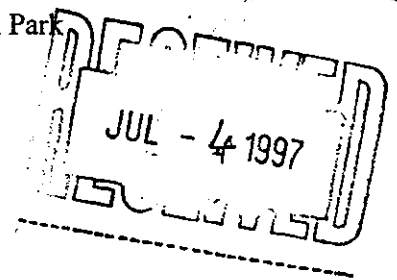
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TO: Nicholas Godley  
The Old School House  
1 Fen End  
Willingham  
Cambridge  
CB4 5LH



The Council hereby refuses permission for Use of Land as Residential Caravan Park

at Land at Chesterton Fen Road, Milton  
(for Ms R Bell)



in accordance with your application dated 29<sup>th</sup> October 1996

for the following reasons:-

1. The proposed use of the site for gypsy/traveller's caravans is contrary to Policy SP12/1 of the Cambridgeshire Structure Plan 1995 in that development in the countryside will restrict to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

It is also contrary to Policy SP12/2 of the same Plan and Policy C1 of the South Cambridgeshire Local Plan (1993) in that the site lies within an Area of Best Landscape where the Local Planning Authority will not normally grant permission for development which would adversely affect its character.

2. The proposed use of the site for gypsy/traveller's caravans is contrary to Policy SP18/3 of the Cambridgeshire Structure Plan (1995) and Policies GB3/1 and GB3/2 of the Cambridge Green Belt Local Plan (1992) in that the site lies within the Green Belt around the City of Cambridge. Within the Green Belt there is a presumption against development and permission will not normally be given with the exception of development for the purposes of agriculture, outdoor participatory sport and informal recreation, cemeteries, institutions standing in extensive grounds, or other uses appropriate to a rural area. In addition permission will not normally be given for development where it would adversely affect the rural and open nature of the area.
3. The principles behind the Green Belt policies referred to in reason 2 above are fully supported in Planning Policy Guidance Note 2 "Green Belts". In addition the development and use of the land as proposed would be contrary to the five principles set out in para. 1.5 and Annex E refers to para. 3 of DoE Circular 1/94 which states that gypsy sites are not normally appropriate in Green Belts.
4. Policy SP4/6 of the Cambridgeshire Structure Plan (1995) requires adequate provision to be made for gypsies who reside in, or resort to the County. Fen Road Chesterton is already well serviced for traveller's sites and vacancies exist on Council run sites throughout South Cambridgeshire District Council and the County and on permitted private sites. There is no justification to increase this number.

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5. The site lies within the recorded flood plain of the River Cam; raising the ground levels and using the land as proposed will exacerbate the flooding problems in this area which attracts birds to both breed and over winter. Development in the area has already significantly reduced the amount of suitable land available to birds, and the cumulative effects of even small encroachments of development can be significant. The proposed caravan site will directly increase disturbance to Chesterton Fen reducing its value for birds and hence its importance as a wildlife habitat and as such is contrary to Policy C13 of the South Cambridgeshire Local Plan (1993).

*D. B. Hassell*

255/97 Mr and Mrs Bailey 33 Coles Road - extension.  
(214/97) Refused - proposed front elevation would adversely affect outlook and general amenity of no. 35; also loss of light to this neighbour.

#### 5. New Applications

256/97 S/1395/96 Mr and Mrs Shaw 14 Pearson Close - amendment.  
(4/97) Letter of objection from a neighbour was received. It was agreed to support the objections raised in that letter.

257/97 S/0526/97 Mr and Mrs Jennings 1 Peter Goodin Close.  
(174/97) Amendments to try to reduce impact on neighbouring property. RTS felt that the applicant had tried to answer some of the neighbours' concerns.  
No comments.

258/97 S/0786/97 M Ahmed retrospective application for cold store and timber shed at rear of 6B High Street.  
A letter of objection had been received from a neighbour stating that this land was designated for car parking. If the comments in that letter were factually correct then Council supported that objection.  
JS declared an interest and did not take part in this discussion.

259/97 S/0830/97 Mr and Mrs K Ball 7 Ballard Close - extensions.  
No comments.

260/97 S/0914/97 Cambridge Regional College - use of overflow car park for car boot sales on Saturdays.  
No comments.

261/97 S/0933/97 Mr G Cambridge and Miss H Wisbey - conversion of bungalow and double garage at 22 Cambridge Road.  
No objections.

262/97 S/0944/97 Cambridgeshire College of Agriculture and Horticulture - temporary buildings. This should be the final temporary permission for three years only at which time a comprehensive scheme for permanent buildings should be put in place. The clerk to contact the Farm College to obtain their views.

263/97 S/0948/97 Symbionics Ltd New building on land west of the Jeffreys Building at St Johns Innovation Park. Concerns about possible over development and the problems of access. Agreed to ask about possible "planning gain" from such developments to help pay for a foot/cycle bridge over the A14.

264/97 S/0998/97 Mr J Padley 96 The Sycamores - extensions.  
No comments.

265/97 S/0999/97 PI Research - variation of condition 1 of planning permission S/1192/95 (minute 424/95) - retention of two portakabins for a further year.

The proposed buildings would detract from a very pleasant frontage to a listed building within a conservation area.

266/97 S/1000/97 PI Research - three additional portakabins.

The proposed buildings would detract from a very pleasant frontage to a listed building within a conservation area.

#### 6. Any Other Planning Business

267/97 School Barbecue. It was agreed to write to the organisers of the school barbecue held on 4 July as complaints had been received about the excessive noise.

The meeting ended at 8.10pm.

Signed S. L. Waters Chairman.....1-9-97.....Date

### Minutes of the Meeting of Milton Parish Council held on Monday 7 July 1997 immediately following the Planning Meeting.

Present: RLE Waters (chair) RJ Farrington JE Coston (to 295/97) R Day IL Davis (to 295/97) DJ Lee (to 297/97) IF May CF Nunn J Sandford HM Smith RT Summerfield EY Wakeling (to 293/97) DT Wildman (to 294/97) and the clerk SJ Daniels.

#### 1. Apologies for absence received from J Shaw and SJ Snaith

268/97 **2. Minutes**

The minutes of the meeting of 2 June 1997 having been circulated were confirmed and signed as a true record.

269/97 **3. Youth Club**

A Allen attended and explained that as D Bullen was retiring from leadership of the Youth Club he was proposing to form a junior club for under 14's. The needs of the older youngsters would be met by the Bus Project. The Council supported the initiative. It was suggested that the junior club and the Bus Project should if possible operate on the same evening. Thanks to Doug Bullen for his hard work over the years.

#### 4. Matters Arising

270/97 Protection of Hedgerows

(497/96) Regulations for the protection of hedgerows came into force on 1 June. Concerns were raised about various garden shrubs overhanging footpaths.