

**Minutes of the Planning Committee Meeting of Milton Parish Council held on
Monday 17 May 2021 at 7:30pm in the Bowls Pavilion**

Present: D Wildman (DW) (Chair), H Smith (HMS), J Coston (JC), P Ellwood (PE)

In Attendance: S Corder (Clerk)

1 Apologies for absence

R Farrington (personal), D Owen (personal)

2 To APPROVE the minutes of the meeting held on Monday 29 March 2021

RF Proposed to accept the Minutes of the meeting on Monday 29 March as a true record **ALL AGREED.**

3 Declarations of interest and dispensation

To receive declarations of interest from councillors for items on agenda: None

To receive written requests for dispensations for disclosable pecuniary interests (if any); None

To grant any requests for dispensation as appropriate; None

4 Public Participation – members of the public are invited to speak

No public attended.

5 Decisions Received:

20/02880/HFUL – 25 Butt Lane, Milton. CB24 6DG – Construction of an outbuilding – Permission Granted.

21/00794/HFUL – 4 Coulson Close, Milton. CB24 6ZE – Single storey front extension to provide bike store – Permission Granted.

6 New

21/01349/FUL – 13 High Street, Milton. CB24 6AJ – Demolition of existing bungalow and erection of two three bedroom houses **OBJECT:**

Previous planning application S/1196/18/FL approved one replacement dwelling on this site. With the current application for two further dwellings the bungalow is effectively being replaced by three detached houses with the same resulting structures on site shown in an earlier plan S/1289/16/FL - replacement of bungalow with three detached houses (withdrawn) to which the Parish Council objected.

1. The proposed layout and density is significant overdevelopment of the site.
2. The height of the proposed units appear to be greater than the previously approved unit that would have an adverse impact on the overall street scene, and would be overbearing to neighbouring properties particularly 1 Butt Lane.
3. The rising height of the development compared to surrounding buildings would also have an adverse impact on the historic street scene in the heart of the old village with several listed buildings nearby
4. Loss of amenity. The windows that are present to Units 1 and 2 can have rear views of the garden of 1 Butt Lane.
5. Note that Unit 2 has 3 first floor bedrooms and also a large area marked as study/Bedroom 4 on the ground floor so is not a 3 bedroom property as described in the application.
6. Insufficient parking for number of bedrooms in the planned properties.
7. Highway safety
 - a) Traffic issues when reversing out on to Butt Lane and High Street. The vehicle access to Unit 2 is very close to blind corner junction of High Street and Butt Lane. Although indicated as current access it has not been used for vehicular access for many years if ever, and currently opens on to lawn. This position is extremely close to a busy junction and school crossing point with School Crossing Control and vehicle entrance/exit would be a danger to other vehicles and pedestrians.

b) Extending the length of drop kerb on High Street brings it closer to the junction with Butt Lane

8. The application refers to a "Design and Access Statement dated 23 March 2021" which is not available on the Planning Portal so we are unable to make a full response. We suggest that the application be resubmitted with complete documentation.
9. We request that this application be referred to the Planning Committee

Comment: Should a development proceed on the site consideration should be given to widening the very narrow footpath adjacent to the property. The old boundary wall should be replaced with a new wall of similar proportion with an appropriate low level planting scheme.

7 Dates of next meeting

Monday 7 June 2021 – 7PM

Meeting closed at 8:10pm Signed: Date:

DRAFT