

## BOURN PARISH COUNCIL

### The minutes of the Extraordinary Meeting of Bourn Parish Council held on 11th March 2015 at 8.00 pm in the Village Hall

**Present:** Cllrs: Dr Neil Blair (Chairman) Mr S Jones  
Ms S Jagers Mrs V Bruce  
Mr D O'Brien Mr Les Rolfe

**In attendance:** M James Thomas and Mr Mitch Tredgett from Hill, a housebuilder from Ickleton.

#### **Comments and observations from members of the public**

The representatives of Hill outlined a scheme to build 12 houses at Gills Hill Farm. The scheme would involve a mix of 2 and 3 bedroom affordable houses and larger private houses. There would be 5 affordable houses and 7 private houses. Hill plans to submit a planning application for the scheme in April 2015.

#### **1. Apologies for absence**

Apologies were received from Cllr Aldridge, who was out of parish on business.

#### **2. Declarations on interests**

##### **2.1 To receive declarations of interest from councillors on items of the agenda.**

None.

##### **2.2 To receive written requests for dispensations from members to grant any request, s appropriate.**

None.

#### **3. Hill – Proposal for a residential development at Gills Hill Farm**

3.1 The meeting noted that a planning application for this development is likely to be received in April 2015. The Parish Council will review the detailed proposal at that time. It was also noted that: (i) Gills Hill Farm is outside the development framework of the village and is thus an exception site and (ii) previous planning applications to develop the site for housing have been refused.

#### **4. To consider planning, tree work applications and any other planning related matters**

##### **4.1 Planning applications received since the last meeting.**

It was agreed to take items 4.1.3 and 4.14 first. Cllr V Bruce left at 8.40 pm after these had been discussed.

4.1.1 S/0301/15/FL – David's lodge. Old North Road – Single storey extension, infill dual pitch roof to rear of property and additional window to side elevation.

RESOLVED that the Parish Council supports the application. <sup>(Prop SJo, 2nd LR)</sup>

4.1.2 S/0330/15/FL – Golders Farm, Fox Road – replace existing outbuilding.

RESOLVED that the Parish Council supports the application subject to the roof line of the replacement building being no higher than it is at present. <sup>(Prop NB, 2nd SJ)</sup> If the roof line will be higher than it is currently, we recommend that the application should be resubmitted with new drawings.

4.1.3 S/0405/15/DC – 131 Alms Hill – Discharge of conditions 3,4,6 and 7 of planning permission S/1984/14/FL.

This was sent to the Parish Council for information only. It included an arboricultural report, which recommended cutting down 16 trees. The Chair and Tree Warden visited the site. We have no objection to the proposal. The trees in question are not easily visible from the road and are of not of exceptional merit. We note that the applicant (Mrs Penelope Brown) intends to keep three plum trees, if possible. We were surprised that the plan to cut down so many trees was not mentioned in the original Planning application.

RESOLVED that the Cllr Jones will write to the planning officer concerned to inform them of this. <sup>(Prop NB, 2nd VB)</sup>

4.1.4 S/0332.15/NM – Brook House, 26, Alms Hill – Non-material Amendment to Planning Permission S/0225/14/FL for single storey side/infill extension and north facing roof window.

This was sent to the Parish Council for information only.

4.1.5 Additional planning applications/amendments

Two other planning applications or amendments had also been received since the last Parish Council meeting. These were also considered because the deadlines for comments to the District Council will be before the next Parish Council meeting on 18<sup>th</sup> March.

4.1.6 S/0091/15/FL – 6, Baldwins Close – Amendment – Revised roof plan, elevation and floor plans.

RESOLVED that the Parish Council objects to this application.

We objected to this application previously because (i) the proposed fencing of the garden, is inconsistent with the open plan nature of the close and may also be contrary to the terms of the original 1977 planning permission; and (ii) the proposed development, with so many bedrooms, is likely to adversely impact on parking in the close. Those objections still stand.

We additionally object to the proposed amendment because it significantly increases the floor area and volume of the building. The area of the proposed kitchen will increase from 20.7 m<sup>2</sup> to 26.2 m<sup>2</sup> (+26%). The front of this part of the building would move 1.2 m closer to the road and would have a significant visual impact on neighbouring houses and visitors to the close.

4.1.7 S/2053/14/FL – Bourn Golf and Fitness Club – change of use for field from agricultural use to class D2 for leisure facilities (boot camp).

RESOLVED that the Parish Council supports this application subject to two conditions – (i) that no permanent building or structure may be constructed on the field and (ii) that no vehicles or caravans may be parked overnight on the field. <sup>(Prop SJo, 2nd LR)</sup>

5. **Closure of meeting**

There being no further business, the Chairman declared the meeting closed at 9.05 pm.