

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF HADDENHAM PARISH COUNCIL held on Monday 16th February 2015 at 7.45pm at Haddenham Library, Station Road, Haddenham, Cambs.

Attendance: Cllrs Cheetham, Goddard, Haigh, Lyon (Chairman), Norman, Page, Parr and Smith.

1. **MINUTES OF THE LAST MEETING** having been circulated to all members were taken as read. Cllr Parr proposed and Cllr Goddard seconded that the minutes should be signed as a true record of the meeting. Motion carried unanimously.
2. **MATTERS ARISING (For Information Only)**
 - a. **14/01380/PDR 80 Hillrow, Haddenham:** (See Minutes PM 01/2015 Item 5) The Planning Officer had advised that she would consider it reasonable to attach a condition to any approval stating "the summerhouse shall be used in a manner that is incidental to the enjoyment of the residential use of the main dwelling known as 80 Hillrow", however, given the size of the proposed building she would not consider it reasonable to include "and shall not be occupied as an independent dwelling". She confirmed that such a wording was used in connection with planning application 14/00963/FUL for a replacement outbuilding given the size of the outbuilding.

3. **APOLOGIES FOR ABSENCE** were received from Cllr Hugo – holiday.

4. **DECLARATIONS OF INTEREST**

There were none.

5. **PUBLIC PARTICIPATION**

Mr Stephen Fairchild wished to address the Committee in connection with application 14/01408/FUL Land adj 88 Hillrow and it was agreed he would be allowed to speak whilst the application was discussed.

6. **PLANNING**

14/01408/FUL Land adj 88 Hillrow, Haddenham: Demolition of existing barn and construction of new dwelling with attached garage. Cllr Parr proposed and Cllr Norman seconded that there were no objections to the proposed development but the Council did wish to raise the following concerns:

- There are doubts about the western boundary as to whether it is accurate.
- The full width of the existing public right of way must be preserved.
- A separate access must be created to ensure that it does not require the use of the public right of way.
- There are concerns that 88 Hillrow, next door, appears to no longer have an access.
- It is believed that the public right of way is County Council owned and must be preserved as such.
- The developers need to be conscious of the springs and wells within the site.

Motion carried unanimously.

15/00101/AGN Primrose Farmhouse, 73 High Street, Aldreth: Portal framed grain store (extension to existing). The Clerk advised that this application had already been determined and approved by the planning officer and therefore the Committee had no need to discuss it.

7. **MATTERS TO REPORT**

It was reported that there has been a possible contravention of Condition 7 of the planning permission for 43 High Street, Aldreth, regarding a wall that has been built around the property. The Clerk was asked to take this up with the Planning Enforcement Officer.

The Clerk was also asked to query the role of the Conservation Officer in relation to two new developments in Haddenham High Street as there appears to be a disparity of what conditions have been applied to one as opposed to the other.