

# CARLTON cum WILLINGHAM PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Parish Council held in St Peter's Church Carlton  
On Monday 25 July 2011

**Present:** John Coppen, Caroline Revitt, Michael Mann, Malcolm Stennett, Hedley Francis, Stephen Roberts, Edith Osborn as Clerk  
Two parishioners.

## 1 Apologies

Apologies were received from Elaine Read.

## 2 Declarations of interest

Stephen Roberts declared his interest in the Planning application which was to be discussed.

He therefore stood down as Chairman and Hedley Francis took over as Chair for this meeting.

## 3 Public Participation

Stephen Roberts declared that he would like to address the meeting.

Stephen Roberts advised that he had sent some correspondence to the planning officer at South Cambridgeshire District Council.

He noted that the garage at Beech House on the architect's plan was incorrect as to width and length, he was one of four objectors to the planning application and his wife had now spoken to Francis Read about the proposed new construction.

His main objections to the construction of a new house on land adjacent to 1 Hall Cottages, Acre Rd were as follows:

1. Use of the property – The property at 1 Hall Cottages is used as a farm dwelling. 2 Hall Cottages was occupied by the farmer's niece and she used the whole of the garden of 1 and 2 Hall Cottages. A small wicket fence had recently been erected between the two houses and 2 Hall Cottages is being rented out to a couple not linked to the farm. Therefore why does the farmer need to build a new house. Mr Roberts had lived at Beech House since 1984 so he knew the people who had occupied the cottages over the years.
2. Parking – there are usually more than two vehicles being parked at 1 Hall Cottages possibly four vehicles so two vehicles have to be parked on the road as there is currently not enough room in the drive to park more than two. Some are farm vehicles which have to be parked on the verge.
3. Light – The Roberts family grow their own food. Twenty five years ago they invested in a greenhouse and base. They chose the site of the green house carefully to gain the maximum sunlight throughout the day. The new property will be close to the greenhouse, some 3m from it. Varying light levels severely affect the production of early and late crops. Mr Roberts referred to the Prescriptions Act of 1832 which covers the right to light in the house and garden structures over a minimum of 20 years.
4. Privacy – He noted that there were no windows in the gable end of the new structure but the window in bedroom 1 will overlook Beech House's garden as it is only 2m from the boundary.
5. Noise – Beech House is already affected by noise from 1 Hall Cottages as the tenants hold parties and BBQs in the garden in the late evening.
6. Trees – The planning application states that no trees are affected but two trees will need to be felled. There is quite a bit of activity by the birds in those trees. SCDC support such activity as they have stated that they have the aim of diversity.

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7. Ambience – The adopted Local Plan of 2004 states that the environment should be conserved. In Carlton the properties are set in their own grounds and therefore do not affect the neighbours. The number of vehicles parked in that area of Acre Road is already high as the houses opposite the site do not have garages.
8. Motivation – Mr Roberts questioned why the farm would want to build a house. Was it financial or a genuine need.
9. Mr Roberts had asked the planning officer to visit the site.

Mr Roberts left the meeting.

### **4 Planning**

4.1 S/1319/11 Subdivision of existing site to erect a new two storey three bedroom house on land adjacent to 1 Hall Cottages, Acre Road Carlton

The Councillors discussed the application.

Caroline Revitt agreed that it was a small site. How would the Councillors know how many staff the farm required to complete the work? The councillors discussed the implication from the application that this would be used for farm workers, but since the application didn't formally raise this as a justification for the application, or supply any information on the number of workers required to work the farm, or any survey of other available lodgings for farm workers, then it was agreed to treat this as any other domestic planning application.

It was agreed that the plan was incorrect in relation to the proximity of the new house and Beech House, the site was overdeveloped, there was insufficient parking and the right to light was important.

A vote was taken – there were no approvals, 4 refusals and 1 no recommendation.

The planning application was refused on the following grounds:

- Overdevelopment
- Right to light
- Plans incorrect
- Insufficient parking
- Reference to trees.

The Meeting closed at 8.30 pm.