

Draft until signed
Minutes of Dry Drayton Parish Council (DDPC) Meeting
Wednesday 4th August 2021 at 7.30pm, at the barn at Duck End Farm

Present: S Aldersley (SCA) (Chair), S Lander (Vice-Chair) K Cullen (KC) (Councillor), S Vale (SV) (Councillor), T Houlihane (TSH) (Councillor)

Attending: S Etherington-Meech (SEM) (Clerk/RFO), Cllr C Garvie (CG) (District Councillor), 1 member of the public

1. To Accept Apologies for Absence

Apologies accepted from Cllr E Pyle (absent due to another commitment) and Cllr E Wickham (absent due to holiday).

2. To Accept Parish Councillors Declarations of Interest for Matters on the Agenda

Cllr S Aldersley declared a non-pecuniary interest in Item 4 a. i. (Planning application – Land at Church Farm Buildings), it was agreed that SCA would sit in on the discussion but abstain from voting.

3. To Agree to hold a Public Forum

A member of the public raised the following via email prior to the meeting and also whilst attending the meeting:

- *21/03114/HFUL – ‘In line with Councillor Aldersley’s email to Councillor Garvie, I had anticipated a meeting with SCDC Planning could have been arranged before this application was scrutinised so that some clarification of Policy could be gained. Without this insight, my understanding is that as a result of Condition 19 (Removal of Permitted Development rights) set within the approval of S/4554/17/OL and S/3457/18/RM, developments like this (or garden sheds, etc) will require prior Planning approval rather than being built without any oversight. Hence this application. In communication with former County Councillor Harford, the Removal of Development Rights is not a standard practice and there were clear reasons (specifically as noted in supporting Condition 18) why this approach was taken by the Planners. Neighbours were given the impression that further developments on this congested site (@ 33dph) in its rural setting would make the visual appearance so much worse, hence the Conditions. Neighbours’ concern is that if this application, together with the application for the conversion of canopies to covered carports are approved, the appearance of the whole development will be different from that approved in application S/3447/18/RM and significantly at odds with Conditions 18 and 19 in S/4554/17/OL. This application will test the effectiveness of the Conditions in providing protection from overdevelopment’.*
- *Church Farm Development applications - With the various applications associated with this site (ranging from the changes of offices to dwellings, addition of three double garages and the additional dwelling), I think the GIA limit of 999sqm, associated with policy H/10 for affordable housing, may have been exceeded for this total development. I had written separately to SCDC planning to ask for guidance to determine if this policy actually applied for this type of development on buildings that had clearly been derelict for some years. Unfortunately, I have so far not had a response. I therefore do not know if this is a Material consideration on which to object. I appreciate DDPC had objected to the additional dwelling, unit 8, at a previous meeting.*

4. To Discuss Planning Matters

a. Applications received for consideration

- i. 21/02882/FUL - Land at Church Farm Buildings Park Street Dry Drayton - Conversion of two vacant office suites (units 4 & 7) to provide two 1-bedroom dwellings with associated amenity space and car parking**

Although DDPC are unhappy with this proposal it was RESOLVED ^(Prop TSH, 2nd SL, unanimous, SCA abstained) to support this application if conditions are applied. DDPC are to request that conditions applied ensure the properties are provided to persons that have a local connection with the parish and that the properties are sold on an owner/occupier and not buy-to-let basis.

ii. **21/03114/HFUL - 6 Swifts Close Dry Drayton CB23 8DQ - Construction of a garden building to the right of the property**

RESOLVED ^(Prop SL, 2nd KC, unanimous) to object to this application. The reason this application is required is for permitted development rights and the material considerations for objection are:

- Layout and density due to the increased bulk the proposal would create of the property
- Visibility due to the extra building on the side being visible from the footpath
- Landscape due to the location being in conflict with a tree location in the approved site landscaping plan

iii. **21/03358/HFUL - 2 Pettitts Close Dry Drayton Cambridge - Single storey rear extension, raise roof of existing garage, part cladding of the garage, and replacement cladding on the front façade**

RESOLVED ^(Prop SCA, 2nd KC, unanimous) to support this application.

iv. **21/03206/PRI06A - Rectory Farm New Road Dry Drayton CB23 8AS – Erection of two agricultural general purpose storage buildings – Agricultural Prior Notice**

This item was for information only.

5. **Date and time of next meeting – Tuesday 7th September 2021 at 7.30pm**

Meeting closed at 8.07pm

Signed.....Chairman

Date.....