

Emneth Parish Council

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DRAFT Minutes of an Extraordinary Planning Meeting of the Council, Monday 14 March 2016, 6.30pm at Emneth Central Hall

In attendance: Councillor Wiles, Councillor Waterfield, Councillor Fleet, Councillor White, Councillor Graham, Councillor Howard, Councillor Curtis, Councillor Towler, Councillor McCourt

Apologies: Councillor Harper

Parish Clerk: Kate Bennett

Public: 17

1.Planning

The Chairman welcomed everybody to the meeting and invited the members of the public present to nominate a speaker to make comments on the planning application/s they were interested in. The Chairman would invite members of the public to contribute to proceedings where appropriate on the agenda.

1.1. Apologies were received & accepted as above.

1.2 No declarations of pecuniary interest were made.

1.3 To receive Planning Applications and Decisions

Planning application 16/00298/O Outline application, all matters reserved, erection of a single storey dwelling at land at Elmside, Emneth.

It was resolved to approve the application subject to the road being widened. Elmside is a narrow, single carriageway for most of its length. Additional traffic along this road in its current state would be unacceptable.

Planning application 16/00315/F, First floor extension to dwelling at Sunnyside, 105 Elm High Road, Emneth
It was resolved to approve the application.

Planning application 16/00314/O Outline application, construction of 9 dwellings at Land West side of Elmside, Emneth.

Concerns were noted from a member of the public regarding the change of use of the agricultural land to building land, the narrow road, poor visibility and access and the amount of dwellings that could potentially be built on this piece of land, a lot more than nine.

A representative from Swann Edwards Architecture confirmed that only nine dwellings would be built on the land, two of which would be affordable and the remaining seven sold as private plots. A footpath for the length of the development would be constructed and the road widened. A new drainage system would be installed.

It was resolved to refuse the application with concerns over highway safety. Additional traffic along this road is unacceptable. Elmside, a narrow single carriageway road for most of its length with poor visibility at the junctions with Gaultree Square and Hollycroft Road, is inadequate to cope with the proposed development.

Thirteen members of the public left the meeting.

Planning application 16/00346/F, Proposed residential dwelling and detached double garage in the form of chalet bungalow on part residential part former agricultural land at Land South West of 82 the Plot next door The Wroe, Emneth.

It was resolved to refuse the application. The chalet bungalow does not conform to the form or character of the street scene. All the adjacent properties are single-storey.

Planning application 16/00204/CU, Change of use from domestic sun lounge to barbers shop at Notlems, 45 Hollycroft Road, Emneth.

It was resolved to approve the application. The parish council is keen to support rural enterprise.

Planning application 16/00380/O, Outline application, construction of four dwellings at Land at Fendyke Road, Emneth.

It was resolved to refuse the application as the road at this location is not wide enough to sustain this development.

Planning application 16/00364/OM, Outline application, residential development at Land South and West Elm High Road and Outwell Road, Emneth.

It was resolved to refuse the application. It is remote from the centre of the village and access to village services. It would be an intrusion in the countryside with loss of Grade 1 agricultural land. There are concerns for highway safety. The A1101 is a principal route and corridor of movement, creation of additional accesses onto this busy road, often with standing traffic, is unacceptable. The A1101/Church Road junction is a notorious accident black spot. This site was discarded in the LDF process.

Planning application 16/00458/O, Outline application, residential development at Lady's Drove, Emneth.

It was resolved to refuse the application. It is remote from the centre of the village and access to village services. There is no access to the public sewer (not as claimed in the Design & Access statement). It would impinge on the setting of the nearby Grade II listed Banyer Hall. It would also incur the loss of an active employment site.

Planning application 16/00415/F, Erection of two semi-detached dwellings at Land East of 33 Lady's Drove, Emneth.

The Chairman read out correspondence from a member of the public.

It was resolved to refuse the application. It would be an over-intensive and cramped form of development. It does not respect the character of the street scene and estate layout. There are potential overlooking issues. Inadequate amenity and parking/turning space has been provided to serve three properties.

1.4 To note recent BC Planning Decisions

Planning application 15/1807/O, South West of Eagle House, Church Road, Emneth, Outline application for proposed 2 storey dwelling. **Approved. Noted.**

Planning application 16/00012/F, Sav-La-Mar, 25 Elm High Road, Emneth, Proposed side/rear extension and alterations to dwelling. **Approved. Noted.**

Planning application 16/00126/F, 246 Outwell Road, Emneth, Timber frame building. **Approved. Noted.**

Planning application 14/01714/OM, Land off Elm High Road, Emneth, Outline application for 117 dwellings all matters reserved apart from access. **Approved. Noted.**

Planning application 15/01321/F, 106 Elm High Road, Emneth, Siting of four mobile camping pods and extension to car park. **Approved. Noted.**

Planning application. 15/01841/F, A47 car wash, Emneth Services, North Wisbech Bypass, Emneth, Proposed automatic truck wash including additional hardstanding (part retrospective). **Approved. Noted.**

Meeting closed at 7.35pm

Chairman's signature.....