

**DRAFT Minutes of the Meeting of Caldecote Parish Council (Planning)  
on Thursday 15<sup>th</sup> February at 7.30pm in the Village Hall**

**Present:** (Cllrs), J.Lang, T.Footman, A.Levitt, S.Breeze, F.Whelan.

**In attendance:** Mr. R Hume (Clerk), - Co-opted planning working party member Mr Brian Drayton. 3 members of the public were present during part of the meeting.

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**204 (A) To receive apologies for absence and also declaration of interests from members**

Apologies had been received from Cllrs I.McArdle, P.Phillips, N.Whyatt, T.Hawkins.

**The following declarations of interest were noted**

Cllr Whelan declared a prejudicial interest for item 220(A).1.2 S0149/07/F due to the close proximity of the application site to her home,  
Cllr Breeze for item 220(A).1.3 S0196/07/F – lives in the same road.  
these were recorded in the book.

**220 (A) To attend to Planning received since the previous meeting**

**220(A).1.1 S0188/07/RM Chalet bungalow land adjacent 26 East Drive**

It was resolved to make **No recommendation**

Concerns were raised regarding the fact that the site is accessed by a Bridleway and conditions should apply to keep access clear at all times while the bungalow is being constructed, the entrance is very restricted. No construction materials to be stored on the bridleway at any time.

Ensure that any damage to the bridleway is repaired as a priority.

Suggest a flood assessment is carried out and provision of water harvesting.

Trees that were removed to clear the site should be replaced where possible.

Standard agreed conditions on hours of work etc.

Proposed by Cllr Footman and seconded by Cllr Lang

**220(A).1.2 S0149/07/F Dwelling adjacent 2 Damms Pasture Clare Drive**

**Cllr Whelan left the room having declared a possible prejudicial interest**

3 Letters to South Cambs DC have been copied to the Parish Council from concerned neighbours.

It was resolved to **Recommend for Refusal**

Not sympathetic to neighbouring properties.

The proposed property projects beyond the existing property (No 2) resulting in overshadowing.

Not in keeping with other properties.

The site already has problems with water logging, assessments should be made on the effect of adding an extra home on the site.

Insufficient parking (private drive turning point).

If granted - Standard Conditions to be added on working hours etc.

Proposed by Cllr Lang and seconded by Cllr Footman

**Cllr Whelan returned to the meeting**

**220(A).1.3 S0196/07/F** Erection of dwelling, plot 3, 56 West Drive Highfields Caldecote

It was resolved to make **No recommendation**

The site already has problems with water logging, flood risk assessment should be carried out and solutions specified before construction.

If granted - Standard Conditions to be added on working hours etc.

Proposed by Cllr Lang and seconded by Cllr Breeze.

**220(A).1.4 S0178/07/F** Erection of double garage and 2 car ports, The Laurels 72 West Drive Highfields Caldecote - following demolition of existing buildings

It was resolved to **Recommend for Approval**

Standard Conditions to be added on working hours etc.

Proposed by Cllr Lang and seconded by Cllr Footman

**221 (A) Village Development**

The plans of the new pavilion were considered and it was resolved to apply for a planning application with one minor alteration. The cycle rack should be moved closer to the car park to avoid it being moved if the pavilion is extended at a later date.

**221(A).2 Public Open Space Handover** – Bloor Homes have apparently only just realised that a commuted sum is due from them before handover is accepted. The clerk has sent copies of the relevant sections of the legal agreement.

**213 (A) Closure of meeting and parish matters.**

**Highfield Road** Cllr Whelan reported that the road surface seems to have deteriorated in a number of places possibly due to the recent snow and freezing conditions

Cllr Footman asked for speed thumps to be included on the agenda for the next meeting.

**There being no further business the meeting was declared closed at 8-10 pm**

**Date of next Parish Council meeting is 1<sup>st</sup> March 2007  
Sport and Recreation Committee on Monday 26<sup>th</sup> February**

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Signed \_\_\_\_\_ Chairman \_\_\_\_\_ Date