

Kingston Parish Council (KPC)
Minutes of Extraordinary Meeting held at 6.30pm
on 5th June 2025 at Kingston Village Hall

Parish Councillors present:

Paul Wheeler (PW), Julie Conder (JC), Miki Ellar (ME), Mark Nicholls (MN),

Also Present:

Martin Harvey – applicant (MH), Luke Williams – neighbour (LW)

Meeting commenced at 6:00 pm

1. Apologies

Sue Dalglish (SD)

2. Planning Application No 25/01927/HFUL – West View, Church Lane, Kingston, Cambridgeshire – First floor extension to existing bungalow to create two storey dwelling, including increase in roof ridge height above existing.

MH outlined that they wanted to extend their property as they had been living in Kingston for 8 years and feel that they need more space to accommodate a growing family and potentially elderly relatives in the future. They are also keen to stay in the village.

They would like to add an extra floor to the existing bungalow at the back of the existing house. They plan to use a modular unit company who would handle construction of units and also project manage the works. Four compartments would be dropped into place by crane. It is potentially a six-week build process and would probably not start until Spring 2026 due to weather considerations.

JC raised the issue of road closures for crane access and the problems this could cause with the village bus service and school buses. MH was aware of the need to consult highways department concerning this issue - JC advised that bus companies should also be made aware.

MH confirmed that he is outside the conservation area and that the impact of the proposed development on nearby listed buildings is of concern to the planning department. He told, the meeting that he has consulted with and heard no objections from nearby residents. LW raised one concern about a bedroom window which would overlook one of his bedroom windows - MH said he was willing to look onto this as it would have an impact on both of them.

MH and LW left the meeting at this point.

The Parish Council then discussed the various considerations associated with this application. The council was very concerned with all the issues raised in the conservation report from Greater Cambridge Shared Planning which detailed the effect the building, which would have a proposed height of 8m, would have on surrounding properties and the character of the location.

The Parish Council felt that in view of their concerns and the concerns of Greater Cambridge Shared Planning about the scale and height of the proposed works and the effect on the local area, which has several listed or character properties they had to object to the application.

The parish council also felt that there might be sufficient garden space to consider a one storey dwelling which would have less impact on the local area.

SD will register the decision on-line.

3. A.O.B.

Nothing to report.

Meeting closed: 6.40pm

Minutes reference: 20250605

Signed:

Date: