

Kingston Parish Council
Minutes of Extraordinary Meeting held at 8.00pm on Tuesday 21
August 2018

James Clear, Chair (JCI)
Katherine Reid (KR)
Sue Dagleish (SD)
Tumi Hawkins (SCDC)

1. Apologies

1.1. Julie Conder, Miki Ellar and Lina Joseph

2. Planning application S/2924/18/IP: permission in principle for the erection of 4 detached dwellings including ancillary garages hardstanding at Kingston Pastures Farm, Old Wimpole Road.

1.2. Kingston Parish Council's response to this application has already been made by the Parish Clerk using delegated powers, as follows: *Kingston Parish Council objects to this application on the grounds that 1) there is insufficient information to properly assess it and 2) the site is outside any development framework and is therefore not an appropriate site for residential development.*

1.3. The deadline for responses has now expired. This item is therefore for confirmation only.

1.4. The Parish Council confirmed approval of the response.

3. Planning application S/2946/18/FL: retrospective planning application for use of land as amenity area ancillary to holiday let use of Kingston Barns, Bourn Road, to include patio, petanque pitch, canopied seating, informal parking area, firepit and herb garden path.

3.1. It was agreed that the Parish Council objects to the application with the following comments:

3.1.1. If the Planning Officer is minded to approve the application, we request that it goes to the Planning Committee for determination and members of the committee to visit the site. The Material Considerations are as follows:

3.1.2. Effect on Listed Building and Conservation Areas: The area in which the holiday let amenities are located is part of a designated Conservation Area and the resulting 'residential clutter' in front of the building is felt to cause harm to the visual character of this Conservation area as the site is located at the entrance to the village and is open thereby visible at all times. The original approval required that the open front be kept as meadow grass in order to keep the rural appearance of this important part of the village (Development Policy CH/5).

3.1.3. Noise: The holiday let amenities (e.g. seating, petanque court) extend well beyond the original authorised building location and into the area approved for wild meadow and managed grass. There is increased potential for noise from these open and extended areas to disturb the tranquillity of the area, thereby causing harm to residential enjoyment of neighbours in particular and the village in general. (Development Policy NE/15).

3.1.4. Impact on Landscape Character area (Policy NE/4): Albeit low lying, the holiday amenities and installations are very visible on the approach to Kingston (Bourn Road) and does not respect or enhance the rural landscape character of this important village character area.

3.1.5. Furthermore, Policy ET/10 states that such holiday accommodation must be in keeping with settlement size, scale and form. There are 4 holiday let units already

which is more than the number of houses allowed on a site for an infill village. The form of development is such that outside play/amenity is usually at the rear of the property, not in front of it.

4. Date of next meeting: 11 September 2018

Meeting ended at

Signed.....

Date.....