

**MINUTES of a meeting of Little Downham Parish Council held in the Village Hall,  
Main Street, Little Downham, on Thursday, 11 May 2017 commencing at 7.45pm.**

**Councillors present:** JL Waters, in the chair, and JW Barker, CE Hall, RS Martin, MM Oldfield, G Ord, MAC Seidler, BL Taylor, GH Taylor, and KO Winters. **Clerk:** Mrs J Wardle

**Other attendees:** None

**08/17** **TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE** – Dist. Cllrs A Bailey and M Bradley and County Cllr L Dupre.

**09/17** **TO RECEIVE DECLARATIONS OF INTEREST**

1. **Cllr CE Hall** declared an interest in item 11/17.1.2 (Application 17/00557/ARN) because the applicant is a friend. (Declaration 008-2017).
2. **Cllr RS Martin** declared an interest in item 11/17.1.5 (Application 17/00674/ARN) because he is a tenant of neighbouring. (Declaration 009-2017).
3. **Cllr G Ord** declared a personal interest in item 11/17.1.3 (Application 17/00596/FUL) because the applicant is a friend. (Declaration 010-2017).
4. **Cllr BL Taylor** declared a personal interest (Declaration 011-2017):
5. **Cllr GH Taylor** declared a personal interest (Declaration 012-2017):  
in item 11/17.1.2 (Application 17/00557/ARN) because the applicant is a Nephew.

**10/17** **PUBLIC FORUM** - No comments

**11/17** **PLANNING MATTERS**

1. Planning correspondence -
  - 1.1 **17/00484/ARN** Mr T Mott, Piggery Barn, Tower Road, Lt Downham – Proposed change of use from agricultural building to dwelling  
**Resolved** - Little Downham Parish Council had no comments regarding this application.
  - 1.2 **17/00557/ARN** Mr Taylor, Carlisle Farm, Main Drove, Lt Downham – Proposed change of use from agricultural building to 3 dwellings  
**Resolved** - Little Downham Parish Council had no comments regarding this application.
  - 1.3 **17/00596/FUL** Mr Brian Lely, 80 Cannon Street, Lt Downham – Two storey side extension  
**Resolved** - Little Downham Parish Council had no concerns regarding this application.
  - 1.4 **17/00662/FUL** Mr Sean Butcher, Sunnysdene, Pymoor Lane, Pymoor – Front and side single storey extensions plus two storey rear extension  
**Resolved** - Little Downham Parish Council had no concerns regarding this application.
  - 1.5 **17/00674/FUL** Mr N Hobbs, Land adjust 21 Cannon Street, Lt Downham – 3 No. four bed dwellings (Plots 1 – 3) **POTENTIAL DEPARTURE** – Following discussions, it was proposed to recommend outright refusal. A vote result was: In favour – 5, Against – 4, Abstention – 1.  
**Resolved** - Little Downham Parish Council, by a majority decision, had concerns regarding this application and recommended outright refusal for the following reasons:
    1. **Narrow Access and increased volume of traffic** – The access drive to the site is considered too narrow for the expected increase of vehicles associated with three new 4-bed dwellings.
    2. **Overdevelopment of the site** – The site previously had planning permission for one dwelling, which has expired. This proposal of three 4-bed dwellings is considered an overdevelopment of the site. The proposed small garden to Plot 3 is considered a loss of amenity to future occupiers.
    3. **Backland development** – Plots 1 and 2 are considered as backland development, of which approval could set precedence for further development of the same in this area of Cannon Street.
    4. **Outside the development envelope** - Although this is not a reason for refusal on its own, it is observed that the majority of development site is outside of the development envelope.

- 1.6 **17/00731/ARN** Mr Steve Mutton, Barn at Head Fen Farm, Head Fen Drove, Pymoor – Change of use from Agricultural Storage to dwelling house  
**Resolved** - Little Downham Parish Council had no comments regarding this application.

**For information only:**

- 1.7 **ECDC - Applications approved:** 16/01776/RMA  
1.8 **ECDC – Applications refused:** 17/00414/FUL  
1.9 **ECDC – Applications withdrawn:** 17/00347/FUL

**12/17 FINANCE**

1. **To approve bills and other items for payment** - It was proposed by Cllr JL Waters and seconded by Cllr CE Hall.  
**Resolved** unanimously to approve BACS payments 581 – 590 and Direct Debits for the total sum of £6764.55.

**13/17 REQUEST OF ITEMS FOR FUTURE CONSIDERATION**

1. Environment Agency Total River Strategy Update – (Cllrs BL Taylor & KO Winters)

There being no further business, the meeting was closed at 8.45 pm.

Signed ..... (Chairman) Date .....