

**MINUTES (26) - IMPINGTON PARISH COUNCIL ARBURY CAMP PLANNING SUB COMMITTEE MEETING
HELD TUESDAY 28th AUGUST 2007 7.30 p.m. at The Parish Office, New Road, Impington PAGES: 2**

Present: Cllrs D W Payne (Chairman), B S Ing, H S Abdullah, G S Payne
John Spence; Ron Stephen; David Warburton, MD Marsh Gate Dev (largest developer of local centres in UK);
Greg Mitchell, Gallaghers; Resident Mark Cope; CDO Abbie Mason; Clerk: None

1 Election of Chairman

Cllr D Payne elected as Chairman for the meeting

Chairman suspended standing orders with agreement of Committee and brought forward item 7

7 Presentation by Calfords Eaden – Parcels E3 and E4

Development – residential, B1 offices & retail.

There would be an anchor convenience store between 350 – 450 sq m gross (possibly Co-Op). Lloyds Chemist had registered interest. There would be a total of 9 shops including A1 general retailing, A2 estate agents/Bank, A5 bar/restaurant. Works on ½ mile radius so providing for Arbury Camp primarily. Above rear retail small office suites – service type 100-500 sq ft. Wings would be residential. Lease would constrain delivery times. One way round Unwin Square, and also round development. Pointed out that land take for parking bays in central square would have to be negotiated with Parish. Bidwells managing centre. Rear commercial is 2 ½ storeys, retail effectively 4+ because of floor ceiling heights. Question about noise barrier – they are thinking its staying - Parish Council had expected it to be temporary [confirmed by email exchange with John Pym that this should be regarded as temporary]. Phase 2 – second building to east would be phased once demand is there. This is just a footprint so could be subdivided or sold as a whole. Going back in next couple of weeks to see SCDC. Formal application within 3 months. Experience elsewhere piazza used mainly at weekends, not during week. Meeting concerned that, whilst attractive with market stalls, coloured canopies and trees in leaf, without those, and against grey sky (rather than blue and sunshine) could be very drab. Some questions about parking, and “safer by design” requirements, since residential would be single aspect (into square) and therefore no parking would be overlooked - and rear parking (for offices) would not be secure since requirement of one way system. Parking layout for commercial buildings questioned. Copy of papers to Abbie, two sets retained. Chairman returned to agenda order.

Standing orders re-instated. Messrs Spence, Stephen, Warburton, Mitchell left meeting.

2 Members’ Declarations of Interest

None.

3 Sign and Approve Minutes 31 July 2007

All agreed Chairman to sign as correct record

4 Matters Arising

Community Development Sub Group Meeting Notes received

Community Facilities and Changing Rooms Still no feedback from Gallaghers. Art workshop details received

Welcome Pack BBQ and Residents meeting planned 25 August. Cllr Payne to attend

Kings Hedges Road pedestrian and cyclist works County Area Traffic Engineer confirmed advisory cycle lane on Cambridge Road will be re-instated

Arbury Boundary Review Various comments held on file

Parking for School No response from Governors

5 New Applications

S/1496/07/RM Whitbread plc & Gallagher Estates Limited, land at Arbury Camp, Kings Hedges Road – erection of 154 room hotel with Ancillary Bar / Restaurant, car parking (decked and surfaced) and access. AGREED to make **NO RECOMMENDATION**. Members objecting to lighting strategy (not enough detail, and also purple wash) regarding design/landscaping of ramp to car park, opportunity to improve external aspect by use of landscape – no comment. Public art – current proposals inadequate (object). Object to noise assessment, whilst different opinions regarding noise barrier from Gallaghers experts and Impington advice unresolved.
S/1495/07/RM Inspace Partnerships Ltd, land parcel B2 Arbury Camp, Kings Hedges Road – erection of 23 dwellings (affordable housing). **NO RECOMMENDATION**

6 Refusal and Acceptances by SCDC

Parish Recommendation

Granted:

S/0861/07/RM Inspace Partnerships Ltd, K2 Kings Hedges Road – reserved matters for landscaping details

No Recommendation

S/0860/07/RM Inspace Partnerships Ltd, N2 Kings Hedges Road – reserved matters for landscaping details

No Recommendation

8 Other Reports and Correspondence

A1 application – Erection of 6 flats (affordable housing). Deferred to next meeting. Cllr Ing commented on a vast improvement over previous designs

Next meeting due 11 September 2007. Meeting closed at 9.35 p.m.