

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 11th OCTOBER 2007 7.30 p.m. at the Parish Office, New Rd, Impington

Present: Cllrs Barrett (Chairman) Rose, Parish, Levitt, Mason (in part)

Residents: Mrs Gadsby, Mrs Brooks, Mrs Hart, Mr Dias

Clerk: None

PAGES: 3

1 Members Declarations of Interest

None

2 To sign and approve minutes of meeting 20 September 2007

All accepted and agreed to be signed as correct. Agreed to bring forward part of Item 4 new applications and suspended standing orders

4 New Applications

S/0163/07/F The Strategic Land Partnership LLP, Land at Bishops Cycles 49 Station Road & Land r/o 51 – 55 Station Road – erection of 4 residential units (following demolition of existing buildings) and the rationalisation of the rear gardens of Nos 51, 53 & 55 – Amended application “Revised design, revised description, total of units reduced from 6 to 4 and retail unit removed”. Committee compared previous plans and read letter of objection from Mr M Lewis. Also listened to objections from the residents present.

Mr Dias commented that felt that SCDC may not have correctly followed procedures in taking this application concerning Nos. 49 and 51-53 together.

AGREED to **RECOMMEND REFUSAL** on the basis that there is little merit in the design of the four houses. Whilst the Parish Council accepts that this scheme more closely mirrors objections raised and Planning Inspector’s reports, the window treatment is out of keeping in this conservation area as is the roof dressing and it is recommended that the brickwork should be in Cambridgeshire whites. The Parish Council, whilst mindful of the last Inspector’s report still maintains that retaining an existing retail outlet that has been in use since the 1930’s would promote our recently acquired status as a rural settlement. There was also concerns that the store rooms could be converted to 5th bedrooms and contribute further to the major parking problems in this area. The residents are also asking for a brick wall as a boundary between them and the car parking area instead of a 1.8 metre fence as their gardens are very narrow at this point and they are concerned about risks from parking accidents. Standing orders re-instated as residents left the meeting.

3 Matters arising from meeting

103 Cottenham Road. Frances Fry confirms no planning conditions restrict the site to bungalows. Any covenants imposed through land transfer are a non planning matter and a civil legal matter

Mereham Campaign Signs of support had been erected at entrances to Histon and Impington. Newsletters continued to be emailed to Councillors

4 New Applications

S/1749/07/F Dr P Spoerry, 44 Home Close – 2 storey side and rear extension.

AGREED to **RECOMMEND APPROVAL** subject to concern over loss of off street car parking as a result of losing access down the side of the house and lack of availability of same in road due to narrowness of carriageway.

S/1779/07/F Mr W Loftus, land r/o 17 The Green – dwelling. AGREED to **RECOMMEND REFUSAL** as a result of lack of up to date FRA (2005) which should

take into account latest information from the Environment Agency. There is also concern over the tight area available for accessing this site especially given its proximity to the Junior School.

S/1785/07/F Roy Gillson, 17 Glebe Way – conversion of garage to dwelling following partial demolition and extension. Letter of objection received from neighbour, outlining the retrospective nature of the application. AGREED to **RECOMMEND REFUSAL** as building substandard (insulation levels etc) and would not meet current building regulations. It is also a poorly executed design.

The Parish Council question why, as the applicant states, a completion certificate was given for this building. Also why the fee has been waived. Can Building Control also confirm that they have the asbestos removal certificate for this building?

5 Refusal and Acceptances by SCDC

SCDC DECISION

PARISH COUNCIL Recommendation

Granted

S/1480/07/F Kay Hitch Way, SCDC – resident parking scheme
(with informatives)

Approval

S/1331/07/A CWS Retail Financial Services, 1 Station Rd
5 year approval

Approval (as amended)

S/1659/06/F Mr & Mrs A Douglas, 2 Garden Walk – conversion and extension of existing dwelling into 2 dwellings (amended)

Approval

S/1523/07/F Mr & Mrs E Johnson, 2a Bell Hill – extension

Approval

6 Northstowe

Stakeholder Event report 20 September from Cllr Foster

Members Briefing 9 October, Housing

Environmental Scoping Study and Transport Assessment Scoping Report up-date, copy response from Impington Parish Council held on file

Provision of Travellers sites within Northstowe, information of interest from Gareth Jones SCDC

WSP: “Northstowe New Town: Environmental Impact Assessment Consultation” – comments due by 7 November. Response from members of Joint Parishes Group considered and AGREED. Cllr Mason to comment on this

7 Cambridgeshire Guided Busway

Comments requested from SCDC: Discharge of condition No 3 (a) (iii) Design and External Appearance of Kings Hedges Road Junctions 1 & 2. Impington Parish Council had considered and agreed No Comment to be made.

Comments requested from SCDC: Discharge of condition No 3 (a) (iii) Design and External Appearance of the Junction at Park Lane, Histon. Impington Parish Council had considered and agreed No Comment to be made. AGREED that that the Parish Council had very strong objection and wish to see amended design. 13 Light columns have recently been added to the plans for this rural junction along a minor road that has never been lit to this standard before. [Some of which may be outside the limit of deviation]. In fact when constructing the cycleway along this road the County Council deliberately used solar powered lights in the footway to reduce environmental pollution. We request their removal. We also request a reduction in the excessive signage by 50%

Up-date including further correspondence on C/6/9/1A Cambridgeshire Guided Busway – Discharge of planning conditions 3 (a) (v), 4 & 8 – Design and External Appearance of Acoustic Fencing, Landscaping and Noise in Histon

Advance notice of traffic management at Kings Hedges Road (CRC)
Liaison meeting report

8 Appeal – Site at 44 Station Road APP/W0530/A/07/2034764/NWF

Hearing due 1 November 2007. Cllr Parish to attend

9 Other Planning Correspondence and Reports Received

Etheldred House – up-date. Lights are under review and a meeting has been set up with residents for Monday 15th to discuss latest proposals. No further progress on levels affecting drainage and residents privacy.

North West Cambridge Area Action Plan – Issues & Options Consultation

Responses, summary of representations received. Agreed to make this an agenda item for next meeting.

LDF Site Specific Policies DPD receipts, programme details and additional evidence document

County Council Development Control, S/01418/07/CW Premier Foods, Chivers Way – erection of 2nd Biobed unit, to be heard 17 October. Council would not make direct representations on this item.

Tree Works. 27 High Street and 2 Narrow Lane dealt with at Environment Committee. Burdett House application for tree works with Tree Warden for comment

Meeting closed 10.02 p.m. Next meeting due 1 November 2007