

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 1st NOVEMBER 2007 7.30 p.m. at the Parish Office, New Rd, Impington

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

Clerk: Mrs A Young

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1 Members Declarations of Interest

Cllrs Rose (customer) Levitt (client) personal interests Red Lion; Cllr Levitt (client) personal interest 2 Orchard Road; Cllr Parish (neighbour and objector) prejudicial interest 2 Church Street; Cllr Foster (neighbour) personal interest Excelcare

2 To sign and approve minutes of meeting 11 October 2007

All accepted and agreed to be signed as correct.

3 Matters Arising

S/0163/07/F 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 rationalisation of 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”. SCDC Planning Committee to determine 7 November as departure from policy. Officer recommendation for approval. Cllr Rose agreed to attend and represent Parish Council
Mereham Campaign District Cllr Mason had made submission to Public Inquiry. Signs erected had been removed by unknown persons

Appeal – Site at 44 Station Road APP/W0530/A/07/2034764/NWF. Cllr Parish attended 1 November and put Parish Council view. It emerged a liquor licence had been granted by SCDC June 2007 11pm – 1.30 a.m Agreed to write to SCDC asking what process had been used for granting, and why to 1.30am when restaurant planning permission was to 11.30pm.

Excelcare Cllr Foster personal interest (neighbour). Cllrs Foster, Cleaver and the clerk had attended opening event and toured site, all first class facilities. Issues with lighting, noise, site levels and parking discussed. Agreed to ask Cllr Mason for up-date on site levels

4 New Applications

S/1841/07/F Mr & Mrs M Osbourne, 52 Narrow Lane – extension (amended design). Change to walling materials. All agreed to **RECOMMEND APPROVAL**

S/1888/07/F G Barr & P Thompson, 2 Church Street – extension amendment to S/1008/07/F. Cllr Parish declared prejudicial interest and left the meeting.

Application to remove condition on obscure glazing, changes to wall and render and change in roof line. Members read letters of objection from Mr Parish to SCDC. All agreed to **RECOMMEND REFUSAL** stating condition on obscure glazing was a reasonable one and should be retained. Cllr Parish returned to the meeting

S/1895/07/F Mr H Price, land at Moor Drove, Cottenham Road – siting of 12 caravans. Members carefully studied plans and read statement from agent on reasons for retention and new access proposals. Matters raised:

- Statement that whole of orchard owned; queries over ownership of entrance – both areas of ownership key to any development
- Age of fence / hedge
- Drainage ditch – needs approval by Environment Agency
- Total re-alignment of Cottenham Road proposed; no details of white lining; no sight of Safety Audit from County Council making it impossible to consider

- Right turn onto a blind bend, may be inadequate for larger vehicles, making entrance/exit to Beck Farm more dangerous
- Green Belt development
- No indication on plans where area to north left undeveloped as per statement
- Now a cess pool, not septic tank
- Applicant states no trees or hedges to be removed or pruned

All agreed to **RECOMMEND REFUSAL** with reasons as above, referring to Inspectors comments at appeal. Particular reference to road access; Green Belt; drainage; hedges

S/1950/07/F M & L Taverns, Red Lion Public House, 27 High Street – canopy and railings (amended design). Cllrs Rose, Levitt personal interests (customer and client). Noted previously glazed, now timber clad, new railings now included. All agreed to **RECOMMEND APPROVAL**

S/1993/07/F Mr C Huggins, 2 Orchard Road – extension. Cllr Levitt declared personal interest (client). Cllrs inspected plans passed at Appeal for house adjacent. 5 in favour, 1 against to **RECOMMEND REFUSAL** commenting on:

- Massing and overbearing, domination of corner site
- Building line extended forward
- Concern over parking as grass communal area to front of property

Cllr Eade left the meeting

S/1779/07/F Mr W Loftus, land r/o 17 The Green – dwelling. Additional information provided on FRA. Noted

5 Refusal and Acceptances by SCDC

SCDC DECISION

PARISH COUNCIL Recommendation

Granted

S/1697/07/F Tesco Stores Ltd, High Street – 5 bollards	Approval
S/1575/07/F Miss Archer, 17b Mill Lane – Extension	Approval
S/1606/07/F Mr & Mrs A Kennedy, 1 The Green – garden room (ancillary to use of 1 The Green only)	Approval
S/1665/07/F V Smith, 146 Cottenham Road – conservatory	Approval
S/1418/07/CW Premier Foods, Chivers Way – 2 nd Biobed unit	No comment
S/1690/07/F Mr & Mrs M Flitton, 8 Pages Close – extension	Approval

6 North West Cambridge Area Action Plan

Issues & Options Consultation Responses – Draft under public consultation till 3 December. Cllrs Barrett and Parish to study, recommendations next agenda

7 Cambridgeshire Guided Busway

Report from Impington PCllr G Payne on Guided Bus forum 31 October. Cllr Mason attended. Next meeting 15 November, Cllr Foster to attend. Discussion on road closure signage; Public Art proposals; Noise Barrier update from SCDC

8 Other Planning Correspondence and Reports Received

SC Site Specific Policies DPD Examination (open space provision) queries from J Dixon. Cllr Parish had drafted a minimum recreation policy for the Council to be circulated to all interested parties. Cllr Barrett to prepare map of the 2 villages north of the A14 showing recreational areas

Cambridge East Area Action Plan – Green separation with villages potential changes to plan – consultation till 23 November. Separation of boundaries discussed. Cllr Barrett to study hard copy, Cllr Parish to look on-line and report back next agenda 15 November with recommendations

Proposed Changes to East of England Plan – responses by 18 December. Cllr Parish to study and report back on issues next agenda 15 November

Appeal Decision 19 Station Road – deletion of conditions on painted PVCU frame finish allowed

Tree Works Burdett House. TPO on London Plane – application to remove limbs, trim round. Cllr Eade, Tree Warden had no objection

Cambs ACRE New Rural Housing Enabler David Hookham offering to attend and discuss rural affordable housing for Histon

Stop Stansted Expansion advice on responding to Highways Agency consultations. Noted.

CALC offered Planning workshops jointly with SCDC Planning Officers. Full Council agenda 12 November

Brackenbury Manor Sales packs for apartments noted

Meeting closed 9.55 p.m. Next meeting due 15 November 2007