

### **1 Election of Chairman**

Cllr D Payne elected as Chairman for the meeting

### **2 Members' Declarations of Interest**

None

### **3 Sign & Approve Minutes of 25 September and 16 October**

All agreed Chairman to sign as correct record

With agreement of Committee, Chairman suspended standing orders and brought forward item 5

### **5 New Applications**

S/1734/07/F Barrett Homes East Anglia, Land parcel L2 and land rear of POS 5 and Land Parcel P, South of A14, Arbury Park – erection of 182 dwellings (56 affordable) and associated infrastructure. Including: Local Air Quality Assessment; PPS25 Flood Risk Statement; Noise Attenuation Strategy; Unex Site Transport Statement. Discussion on established planning policies. Comments received from Councillors amalgamated to working paper. All agreed to **RECOMMEND REFUSAL** based on:

- **Inadequate parking issues**, given evidence on site already of shortfall. Parking assumptions – Government directives followed to encourage cycling and walking but clear to Councillors that inadequate parking would be an issue. A current survey of the parking on AP needs to be completed to see whether the predictions are in anyway close – this must form the basis of new applications as well as any corrective action that needs to be taken for the consented areas
- Overbearing in relation to Open Space (intimidating to users, perversion of use of original plan for the space). **Over bearing/over large (flats) - excessive height**. No lifts (up to 5 storey in parts)
- **Sound barrier concerns**. Inappropriate given concerns about noise reflection
- Mixed use request. Object in **principle** to change of use – loss of employment capacity for a site intended to be a mixed use development. Reduces sustainability of the site as a whole
- **Permitted trip generation**, Impington Parish Council are unconvinced by the arguments in the Traffic Impact Assessment that the impact will be negligible
- Police should have issues under “**Safer By Design**” standards which are not met, particularly for the rear parking area
- **Overdevelopment** and concerns over **design/layout** of ground floor of Block A flats, no windows to rear. Design of flats (particularly butterfly roof) not conducive to maintaining quality of appearance long term (if gutters get blocked, causes streaks down the walls at the junctions)
- Block E houses, gardens back onto A14. **Poor location, poor orientation** given location of A14. Planned 3<sup>rd</sup> lane for A14 not shown on graphics. Proximity of high speed traffic on A14 yards from where people will park is intimidating
- **Air Quality** management area
- Open grass area (like POS 6) with seats required as public space for such a development. This proposal overlooks POS 5, play area and informal kickabout area. The proximity of the flats would be intimidating for youngsters and inconvenient/problematic for some residents. **No private open space nor access to leisure public open space**, therefore not sympathetic to the existing infrastructure
- Affordable percentages. **Inadequate provision** of affordable housing (should be 40%, not 30%)

#### **Conditions to be requested if District Council mindful to approve:**

- Parish to be involved in S106 discussions regarding provision of community facilities, recreation and public open space, and to pay Parish Council's reasonable legal costs
- Developers to provide communal satellite ariel system

John Pym had been contacted on concerns over parking and noise from gaps in the buildings, and noted these concerns required early resolution

S/1600/07/RM Inspace Partnership Ltd, Land Parcel A1, Arbury Camp, Kings Hedges Road – erection of 6 flats (affordable) AMENDED FOR INFO ONLY. Minor and since approved. Noted

S/1803/06/RM JJ Gallagher Ltd, Lands Improvement Holdings Ltd, Kings Hedges Investment Ltd & Cambridge City Council, POS 1,3,4,5,6 & 7 Arbury Camp, Kings Hedges Road – creation of 6 public open spaces, construction of banks and ditches and erection of community centre, changing facilities, maintenance store, youth shelter and cycle store (Amended) FOR INFORMATION ONLY. POS 4 plans amended due to levels. Noted

## **6 Refusal and Acceptances by SCDC**

## **Parish Recommendation**

### Granted:

S/1600/07/RM Inspace Partnership Ltd, Land Parcel A1 Arbury Camp. Kings Hedges Road – reserved matters for layout, scale, appearance and access for the erection of 6 flats – 13 conditions **No Recommendation**

S/1622/07/F Inspace Partnership Ltd, Land Parcel E2, erection of 2 satellite dishes on Block 1 and 1 on Block 2 **Approval**

S/1621/07/F Inspace Partnership Ltd, Land Parcel E1, erection of 1 satellite dish on Block 1 and 1 on Block 2 **Approval**

## **7. Other Reports and Correspondence Received**

154 Room Hotel S/1496/07/RM Recommended for approval at SCDC Planning Committee 7 November. Noted Residents Party Attendance 12 October Around 30 residents had attended. Some discussion on problems being seen with recycling and refuse service for flats at Arbury Park, and Anglian Water issues surrounding the affordable housing sites

Community Development meetings Minutes 4 October supplied, as attended by Cllr Abdullah, no longer able to attend. Cllr Abdullah to forward details to Cllr Warren and proposed a resident be identified to attend in future. Next meeting 29 November

Contractor details – Community buildings. M.A.R.S. (Construction) Ltd of Chatteris had commenced work on the community centre plot, due for completion by 21 March 2008 (with POS 3, 6 and 7)

Electoral Arrangements Committee up-date Cllrs Payne, Teague, Warren and Clerk, together with Dist Cllr Mason had met with Chief Executive SCDC Greg Harlock, Jane Thompson, Catriona Dunnett, Susannah Harris 5 November. Action points reported:

- SCDC to report back on recent legislation affecting matters
- SCDC to investigate increasing size of Impington PC with a view to establishing an Arbury Park Sub Committee
- SCDC to advise Tax Base figures for 2008-09 (best estimate)
- SCDC to offer community development support if appropriate
- Impington PC to arrange a meeting with ACRE to discuss possibilities of forming a Charity to run facilities.

SCDC indicated no financial commitment was likely. Next meeting 27 November

Community Centre POS 4 Gallaghers suggested untreated cedar boarding fixed horizontally to bin store to replace current glazed screen. Agreed Committee would prefer vertical, treated

Appeal Wilmott Dixon Housing, S/0473/07/RM A1 6 flats (affordable Housing) Agreed no additional representations to be made

Cllr Warren left the meeting

Administration Sum for Arbury Park, overtime continued to be claimed and was now increasing to up to 6 hours p.w. Clerk advised a digital camera and mobile phone for use on visits to site required. All agreed to purchase these, as fit for purpose, from No 3 account

Chairman returned to item 4

## **4. Matters Arising from previous meetings**

POS Area 5 Clerk and Cllr Warren working on wording for Play Area signs. Gallaghers to provide. King & Co raised queries on partial transfer. Committee confirmed Parish Council would not be prepared to consider less than the full transfer of the moneys as equipped play area would carry the majority of the costs (e.g. insurance). Noted the Sec 106 had base figures, indexed from signature date to transfer date. Currently 2 x £28,840, 1 x £7,210

Next meeting 20 November 2007. Meeting closed 8.40 p.m.