

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 29th NOVEMBER 2007 7.30 p.m. at the Parish Office, New Rd, Impington

Present: Cllrs Barrett (Chairman), Rose, Eade, Emmines, Parish

Impington PCllrs Nudds, Ing (in part) Mr Hart (resident) Clerk: Mrs A Young

PAGES: 3

1 Members Declarations of Interest

Cllr Rose (personal) 53 Parlour Close (known to him)

2 To sign and approve minutes of meeting 15 November 2007

All accepted and agreed to be signed as correct.

3 Matters Arising

With agreement of Chairman brought forward item from Matters Arising on "Save our Station". Standing orders suspended to allow all to take part. Cllr Mason wished it minuted that discussion was informal and **without prejudice**, relating to a possible planning application on the site. Mr Hart produced a plan showing a possible use for the site, showing retention of the Station building, extended and for use as café/restaurant and 6 3 storey town houses. He outlined decisions, negotiations and discussions to date and requested feedback from Parish Council members on the current proposal to facilitate decision on acceptance of the Station house back from County Council after Compulsory Purchase Order. Points made:

- Mr Hart remained keen to retain the station building, for functional use for benefit of community and commercially viable. Parish Council keen to see a mixed use, not solely residential, preferably over whole of site
- Attempts to involve adjoining landowners had been unsuccessful to date; designated as industrial use only
- Community and Parish Council demonstrably wished to see the station building retained; proposed use seemed an acceptable option in principle
- Infrastructure concerns; housing/employment ratio
- Full internal refurbishment required
- Design of 3 storey house shown adjacent to station building a concern, need to blend in with key gateway site to the villages. Rear development could be more of a backdrop and not detract from station building
- Sound/noise issues from Guided Busway and constraints involved
- Use of balconies; and sound absorption designs
- Access issues

Mr Hart thanked meeting for constructive criticism and left the meeting. Standing orders re-instated. Cllrs Ing and Nudds left meeting. Noted Cty Cllr Jenkins had asked the Parish Council to write in support of the proposals. No letter to be sent, stressing the Save Our Station Group was entirely separate from the Parish Council and its Planning Committee. Agreed the Design Brief should continued to be pursued in parallel with any proposals put forward by Mr Hart

Mereham Inquiry – Further drawings of Highways Improvements. Cllr Mason outlined issues affecting Histon/Impington. Plans held on file. Agreed comments incorporated by Joint Action Group in their response on impact on B1049 would form the Parish Council's representation

44 Station Rd Dist Cllr Mason requested to investigate advertisements for licence at premises and ask for legal definition of takeaway usage from SCDC

Excelcare Noise from extractor fan continued to be a nuisance. Agreed to write to Brian Heffernan for full up-date

S/1895/07/F Mr H Price, land at Moor Drove, Cottenham Road – siting of 12 caravans. Delegated refusal had been made

SC Site Specific Policies DPD Examination (open space provision) Report sent to Mr Dixon at SCDC. Cllr Parish confirmed the aim to enlarge and improve the document and was working with Cllr Payne to do so

Guided Busway Park Lane Crossing Bob Menzies advised the County Council's view was all signs and lighting were necessary. Temporary signs to be removed 6 months after Busway opens. Pease Way residents should not be affected by light sources. Following lengthy discussion, particularly on lack of precedent, agreed Cllrs present draft a response by email for onward transmission to Bob Menzies, with photographic evidence

Northstowe Report from Cllr Cleaver on Members Briefing 13 November Education held on file. Stakeholders event 5 December cancelled for re-arranging

4 New Applications

S/2098/07/F Mr & Mrs P Lawrence, 53 Parlour Close – 2 storey first floor front extension and single storey rear extension. Cllr Rose declared personal interest.

Following careful inspection all AGREED to **RECOMMEND APPROVAL**

C/6/9/1A Cambridgeshire Guided Busway – Discharge of Planning Condition 3(a)(iii) – Design and External Appearance of Histon Junction “Further information relating to the design and revised layout plan detailing traffic signals”. Queries from Melissa Reynolds (SCDC Planning) and answers from Nuttalls reviewed.

Suggestions from Parish Council worded on double yellow lines close to junction; height of lighting columns; parking spaces at Station Stores; trees. Additionally agreed to re-iterate concerns over obstructions at entrance to Histon Hardware

S/1950/07/F M & L Taverns, Red Lion, 27 High Street – Canopy and railings (amended design). “Open beams to gable end as opposed to weather boarding” For Information. NOTED

S/1993/07/F Mr C Huggins, 2 Orchard Road – Extension (amended) “Additional car parking plan and submission of side elevation plan” For Information. NOTED

5 Refusal and Acceptances by SCDC

SCDC DECISION

PARISH COUNCIL Recommendation

Granted

S/1779/07/F W Loftus, rear of 17 The Green – dwelling

Refusal

S/1841/07/F Mr & Mrs M Osbourne, 52 Narrow Lane – extension

Approval

Refused

S/1785/07/F R Gillson, 17 Glebe Way – conversion of garage to dwelling (retrospective)

Refusal

S/0163/07/F Strategic Land Partnership, land at Bishops Cycles, 49 Station Rd and land rear of 51-55 Station Road – 4 residential units following demolition

Refusal

S/1785/07/F R Gillison Appeal – 17 Glebe Way. Appeal on issue of enforcement notice. To be decided by written statements and site visit. Response by 20 December 2007. Agreed to respond Planning Committee had commented on the planning application concurrent to the Appeal and had no further comment to add

6 North West Cambridge Area Action Plan

Issues & Options Consultation Responses – Draft under public consultation till 3 December. Cllr Emmine declared personal interest as employee of University of Cambridge. Cllrs Parish, Barrett and Mason reported and agreed a response would be prepared by Cllr Mason, circulated for input, and concentrating on traffic elements and Air Quality. For submission by 3 December

7 East of England Plan

For submission by 18 December. Cllr Parish reported and agreed to prepare response, circulate to all for input

8 Cambridgeshire Guided Bus

Meeting of Impington Parish Council and Nuttalls/County Council/SCDC being arranged to discuss tree treatment

Copy correspondence from Mr S Wilkinson Manor Park Histon provided

Up-dates November and Winter 2007 held on file

9 Other Planning Correspondence and Reports Received

Parish Plan Statement (SCDC received. Report on discussions at IPC November 2007 (Cllr Parish had attended). Future agenda item for Histon PC. Discussion on usefulness and support in principle. Members felt timing would be crucial and should be considered for after next election

CCC – Consultation on the Introduction of the National Standard Planning

Application Deferred to Full Council December 2007

Tree Works 3 applications received and awaiting comment from Tree Warden

Histon and Impington Recreation ground Certificate A received on plans to be submitted by Histon Cricket Club for score box

Meeting closed 10 p.m. Next meeting due 20 December 2007