

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 26th FEBRUARY 2008 7.30 p.m. at Histon Methodist Hall, High Street, Histon

Present: Cllrs D W Payne (Chairman), M V Cope, G S Payne, B S Ing, V A Kelly, P J Nudds
28 residents (in part) Dist Cllrs Mason, Davies, Chatfield Clerk: A J Young

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1 Election of Chairman

Cllr D W Payne elected as chairman for the meeting

2 Members' Declarations of Interest

Cllr D W Payne Prejudicial interest, Luminus (Unwins) application – near neighbour; Cllr G S Payne Personal interest, Luminus (Unwins) application – lives nearby
Chairman with agreement of Committee brought forward part of item 5 (Luminus) and declared Prejudicial Interest. Cllr G Payne declared personal interest. Cllr M V Cope agreed to Chair the item and Cllr D Payne joined the public, standing orders suspended

5. New Applications (1 of 2)

S/0146/08/F Luminus Developments, Impington Lane Impington – residential development 113 dwellings (including 46 affordable). Dist Cllr Mason gave a brief history of the site and the planning process to be followed. Cllr Mason had represented Impington PC at the previous Public Inquiry on an application for the site which had been refused due to improper flood risk assessment. This second application with a different owner partly included a Housing Association element. He outlined planning policies contained in the LDF governing future planning and core strategies including the designation of Histon and Impington as a Rural Centre despite strong objections by both Councils. Parish Councils were being asked for a recommendation by SCDC, with SCDC to make the final decision. Cllr Mason detailed non-planning issues already raised in some residents' letters and the need to adhere to planning matters. The Chairman Cllr Cope then invited comments from the public not already covered in their copy letters, which all Councillors present had seen David Collins, Impington Lane referred to his draft letter provided, not yet finalised. He outlined a proposal he had put together to remove the risk of flooding and provide an opportunity to improve flooding situation for adjacent properties, by means of a swap of land with the Green Belt

Eric Ellery, Impington Lane expressed concern over the poor and unacceptable environment standard for those who might live on the site, due to the small open area of space compared to the density of dwellings Peter Rivers, Impington Lane queried height of the 4 storey flats, which showed on plans at up to 12.4m to top of F3. Januarys, by request at public exhibition, held provided a mock-up of impacts from various views David Brierley, Impington Lane pointed out blocks of flats would be viewed from the Village Green at Histon and would not be conducive to village environment

Peter Linehan, Glebe Way felt any flats, whatever height were inappropriate and out of sympathy in the area Richard Robson, Impington Lane outlined concerns over safety and width of pavement and urged that if development did occur gain be sought in improvements to pavement on south side; provision of bus layby; routing changes

Adrian Gristwood, Glebe Way advised his garden (to north of site) formed part of "Impington 1". Apart from unacceptable shade to the garden from high build, he raised the possible "knock on effect" of the 4 storey build, on any further development towards Ambrose Way and even beyond

Janet Collins, Impington Lane sought clarification of numbers planned for Impington 1 and current application Peter Linehan, Glebe Way urged Council to consider traffic as a priority. Enlightenment as to the use of the Biomass unit was sought

Cllr Cope listed some of the issues raised in residents' correspondence reviewed, and by Councillors studying the plans

Cllr D Payne and Dist Cllr Davies gave information on current Doctors lists and school roll numbers Regarding employment use, Policy EM8 was examined. Dist Cllr Mason mentioned weight currently given to housing numbers perhaps over land use issues. ST/4 regarding infrastructure also examined, and SE2

David Collins, Impington Lane re-iterated concerns over density and flooding risk and particularly failure to address flooding properly for adjacent and existing properties. Cllr Mason outlined process for consultation with Environment Agency and recent meetings resulting in a number of recommendations on surface water Phil Gooden, Impington Lane detailed flooding problems in the area over recent times and current difficulties for all residents in accessing Cambridge along Impington Lane and the B1049

Following general questions noted conditions could be sought including housing to be allocated to local people as a first priority; hours of work for construction traffic; off site recreation provision

Steve Compton, Impington Lane queried infrastructure issues, including bus use and Guided Bus stop being a mile from the site

Chairman re-instated standing orders. Cllr D Payne left meeting as did many residents

Cllr Nudds led on the loss of local Heritage; flooding risks; loss of balance in the village. Other Councillors raised issues on the developers' knowledge of history of the applications on the site; claims of the developers of Northstowe regarding plentiful demand for commercial property in the area; possible need for a mixed use site; overdevelopment and the need for proper policy reference; inadequate play space during extended

periods of wet weather (reservoir on Play Area) i.e. lack of on-site safe open play space; overlooking issues and need to expand on Policy GB3 in response; inadequate car parking; policing issues. Relevant traffic issues were well set out in letter from a resident of Impington Lane. Proposed Cllr G Payne, sec Cllr Nudds, all in favour, to **RECOMMEND REFUSAL** for relevant reasons raised by Cllrs, residents and during the meeting. Conditions regarding off-site recreation facilities, open space and youth work; more mature specimen landscaping and retention where possible; construction hours and routing

Cllr D Payne returned to the meeting and all members of public, Dist Cllrs Davies and Chatfield left the meeting. Cllr D Payne returned to Chair and agenda order

3 To Sign and Approve Minutes of meeting 12 February 2008

All agreed and signed

4 Matters Arising

Anglian Water meeting re-arranged for 13 March. Cllr D Payne to attend

Planning Training Cllrs Kelly, Ing, Warren to attend 1 March

County Farms Meeting arranged 10 March. Cllr Teague to attend

C/6/9/1A Cambs Guided Busway – discharge planning condition 3(a)(i) – Design & External Appearance Oakington, Histon and Impington & CRC Bus Stops (x 2) Dave Rush SCDC advise no cycle shelter planned for CRC. Parish Council had commented this felt to be a serious omission. Cllr Nudds reported on Guided Bus Liaison Forum discussions

5 New Planning Applications

S/0245/08/F 5 Park Drive – Extensions and single garage. All AGREED to **RECOMMEND APPROVAL**
C/6/9/1A Cambs Guide Busway, Histon Junction – amendment “Moving stop line closer and deleting pedestrian crossing on this arm of the junction”. All felt loss of pedestrian crossing a seriously retrograde step and movement of cycle box worse position for cyclist’s safety. Pedestrian traffic wishing to cross to access the Station Stores area would not be catered for by the remaining diagonal Toucan Crossing. All AGREED to **RECOMMEND REFUSAL** for this reason

Action Plan for S/7006/07/O Creation of New Town of Northstowe comprising 9500 dwellings, associated infrastructure; S/7007/07/F S/7008/07/F S/7009/05/F. Cllrs Ing and Kelly had met with Histon Parish Cllrs, further meeting due 5 March. Full Council 17 March for decision on response to be made

6 Refusal and Acceptances notified by SCDC

Parish Recommendation

Granted

S/0098/08/F Mrs A Irvine, 15 New Road – dormer window

S/0138/08/F Mrs Hardy, 13 Woodcock Close – Conservatory

**No Recommendation
Approval**

7 Cambridgeshire Guided Busway

Site visits full, further dates planned. Cllr Nudds gave up-date on work at Copse (Notice Boards stored, bin moved) and discussion on relocation of Station Hut

8 Northstowe

Briefings continued. Cllr G Payne had attended JAG session. SCDC asked for early consultation response where possible. Full Council 17 March

9 Other Planning Correspondence and Reports received

Park & Ride Briefing note received. Clarification received that footbridge over A10 would not be closed
South Cambs Local Development Framework Adoption of Cambs Southern Fringe and Cambridge East Area Action Plans – details held on file

NW Fringe Members Reference Group meeting due 17 March

Next Planning meeting due 11 March 2008. Meeting closed at 9.25 p.m.