

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 19th AUGUST 2008

9.30 p.m. at Parish Office, New Road, Impington

Present: Cllrs D W Payne (Chairman), P J Nudds, C D Creasey, J Kirschner Dist Cllr M J Mason
Resident of Impington Lane (in part) Clerk: Mrs A J Young PAGES: 2

Please note part of item 5 (Unwins site) was discussed during an adjournment to Arbury Park Planning meeting in previous meeting

1 Terms of Reference

Accepted. Appendix 1. All agreed Cllr D Payne as Chairman in absence of Cllr Ing

2 Members' Declarations of Interest

Cllr D W Payne (prejudicial, neighbour) Agenda item 5 Unwins site, Impington Lane

3 To Sign and Approve Minutes of meeting 22 July 2008

All agreed and signed

4 Matters Arising

Histon Football Club Landscaping Cllr Nudds had contacted Matt Pickering, County Council, and asked him to discuss with David Hamilton (SCDC). Meeting planned October/November. Cllr D Payne to contact Gareth Baldwin to discuss new sign at entrance
CCC Land at Milton Landfill site S/00511/08/CW Extended to 2020

Chairman with agreement of Committee brought forward part of item 9
Appeal HR Builders Ltd & Bedford Pilgrim Housing Association, land adjacent to St Georges Court – additional representations due by 28 August. Following full discussion on Parish Council original reasons for recommending refusal and SCDC Planning notice decision reasons, agreed to formally delegate provision of additional representation to Cllrs Ing and D Payne, all input welcome. All previously given reasons felt to be valid. Chairman returned to agenda order

5 New Planning Application

S/0973/08/F Mr S Leeding, 11 South Road – extension and shed in rear garden AMENDED “Extension stepped in by 500mm and ridge height lowered. Description amended to include shed in rear garden” FOR INFORMATION ONLY. Noted

S/1006/08/F Mr & Mrs R Field, 11 Roselea – extension AMENDED “Revised drawings showing a 500mm setback and a lower ridge height” FOR INFORMATION ONLY. Noted

S/1286/08/F Mr D Meads, garage r/o 161 Station Road – Removal of Condition 1 of planning permission S/0652/91/F to form dwelling. Following some discussion on loss of off-street parking, all agreed to make

NO RECOMMENDATION

S/1322/08/A SSC Admin Pharmacy, 115 Station Road – Sign. All AGREED to make **NO**

RECOMMENDATION

S/1356/08/F ORO Properties Limited, Former Unwins Site, Impington Lane – 35 dwellings including 14 affordable homes, roadways, open space and landscaping. Cllr Payne had declared a prejudicial interest (Neighbour). Standing orders suspended. Resident attended and both addressed Council under 12(2) of Code of Conduct. Cllr Payne made representations and provided information. Clerk explained time constraints meant further meeting would be necessary 26 August for deferred decision to be made on Parish Council's recommendation, thus giving residents time to comment first. No exhibition was planned by Januarys although representatives had offered to meet Parish Councillors. Flyer had been delivered to houses in Impington Lane and immediate surrounds. Comments received from residents to date reported. Cllr Payne left the room after statements and questions, Cllr Nudds took the Chair. Standing Orders re-instated. The following items were noted:

- Western end of site removed from application. All present felt the site could not be considered in isolation. Remainder of site edged blue, repeated reference to future application
- No change to pavement width on Impington Lane or bus stop “pull in”
- Balancing pond remained, as open space
- Drainage and traffic impact discussed; Flood Risk Assessment
- Loss of historic building noted; Heritage issues raised
- Design integrity felt not in keeping with area – out of character
- Most of housing was 2.5 storeys high, flats 3 storey (with lift)
- Overbearing frontage, impact of height and mass on street scene all commented on
- Covenants suggested for vehicle constraints (i.e. if parking density to be set, how could it be enforced?)
- Members questioned the limit of dwellings allowed off a private road e.g. for refuse collection purposes

- Felt imperative that trees and hedges retained
- Offsite contribution for recreation referenced
- BT stated as telecoms provider – all felt Virgin Media cable should be provided
- Local resident nomination for affordable housing element
- Miscalculation of housing figures under Sec 18 of application form noted
- Question over possible solar panel or other feature on top of housing raised
- Public Art Contribution statement noted

Agreed to re-issue previous response on application for whole site to all Councillors. **Agreed** to prepare information on previous Sec 106 contributions, and note the need for any eventual development to the whole site to be included in calculations. **Agreed** a phasing plan would be essential. Deferred 26 August for decision on recommendation and comments. Representatives of application would be invited to attend. Cllr D Payne returned to room and Chair.

S/1366/08/F Mr Baker 137 Station Road – Extension. Following some discussion, all **AGREED NO RECOMMENDATION**

6 Refusal and Acceptances notified by SCDC

7 Cambridgeshire Guided Busway

8 JAG and NORTHSTOWE Matters

9 Other Planning Correspondence and Reports received

All deferred to next available meeting. Cllr Nudds expressed disappointment and frustration over tree/hedge works allowed by SCDC at The Dole. She had asked Matt Pickering (CCC) to re-instate

Next Planning meeting due 26 August 2008, then 9 September 2008
Meeting closed at 10p.m.