

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 26th AUGUST 2008

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

Present: Cllr B S Ing (Chairman), P J Nudds, G S Payne, D W Payne

2 residents of Impington Lane (in part); Mr Colin Brown (Planning Director) and Mr Simon Dazeley

(Development Consultant), Januarys

Clerk: Mrs A J Young

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1 Members' Declarations of Interest

Cllr D W Payne (prejudicial, neighbour) Agenda item 4 Unwins site, Impington Lane

3 To Sign and Approve Minutes of meeting 19 August 2008

All agreed and signed

4 Matters Arising

Appeal HR Builders Ltd & Bedford Pilgrim Housing Association, land adjacent to St Georges Court – additional comments to be sent to Inspector. All other Matters Arising deferred to next meeting

5 New Planning Application

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 declared a prejudicial interest (Neighbour). Standing orders suspended. Residents attended and both addressed Council under 12(2) of Code of Conduct. Cllr Payne made representations and provided information. Representatives from Januarys gave an overview of the present application (Appendix 1) and answered questions. Comments made at meeting held 19 August noted, and the following points raised or reinforced:

- Noted no longer retaining buildings
- Entrance had been “tightened up” to protect pavement pedestrians and cyclists, with footpath segregated inside instead of a shared surface
- Unacceptable speed of some vehicles using Impington Lane
- The entrances for 4 houses onto Impington Lane, tallest in Impington Lane – not therefore in keeping with street scene?
- ORO were a subsidiary of a property venture capitalist who owned the site and had a historical connection with Luminus, the affordable housing supplier for the site
- Dangers of bus stop outside the Red House continued to be a concern
- County Council Highways had indicated the access was acceptable to them
- Frustrations of getting out onto the Lane at peak times; ideas for controlling traffic e.g. lights, mini roundabout; concern that flawed traffic data again used (November 2007)
- Road serves several schools, this could exacerbate the problem
- Parking levels, with the roadway not being adopted the question of a mechanism to restrain car ownership was raised
- Timeframe for the western end of the site depended on the outcome of the application. Applicants were aware of the changes to design that would be necessary to get something passed on the western site. If no residential passed, a commercial proposal could come forward
- No marketing on commercial site since the last application
- Parish Council's previously voiced view that small starter business accommodation would be acceptable on the site
- Densities were discussed
- Flood compensation area – concern there would be no open space when waterlogged – Januarys referred to the 1 in 100 year event and discussions with the Environment Agency, Parish Council raised concerns over initial water from each heavy rainfall
- Hard space noted in open space, and shrubs. Possibility of some play equipment. Offsite contribution requirement noted – although would not be looking at paying maintenance contribution
- Woodchip burner now not progressing, as before. Solar panels on roofs will heat water and secure the 100% renewable requirement
- Building materials described by Mr Brown – pale/buff brick, render, timber cladding, pitched slate and tiled roof – all natural colours
- Public Art – opportunities to work with local students and educational providers
- Responsibility for trees hedges – Luminus the common parts at the back, private properties where appropriate
- Discussion on windfall development and Government figures

Standing orders re-instated, Cllr D Payne, residents and Januarys representatives left the meeting.

Following discussion and inspection of plans and Appendixes, all AGREED to **RECOMMEND REFUSAL** with Cllrs Ing, G Payne and Nudds to work in consultation with Dist Cllr Mason to put together a response for SCDC by 1 September, working on previous submission for refused application on the whole site, and

adjusting to fit new plans. Items above and issues raised at meeting 19 August to be incorporated as appropriate. Copy of refusal notice also supplied for information. Comments to include:

Employment Felt Parish Council must continue to press for retention of employment on the site. There had not been positive marketing, and Parish Councils requirements as a Rural Centre for local employment have not been met. The question of where a site to replace this would be found locally debated

Removal of Access from Ambrose Way in Local Plan The question of why this had been removed was debated. Some Parish Councillors felt that any development would need access from both sides

Concerns from previous application:

Renewables Although adjusted, not improved it was felt. Stated as "considered" but not stated as "used". Drawings needed to be checked

Loss of Heritage now to be all knocked down

Local Architectural Vernacular Still does not fit in with street scene

Height too high

Vehicular access, Routes to School Inadequately addressed concerns over road safety, narrowed but still in same place. Opposite very narrow footpath

Environmental Impact rear entrances to properties at front was possible – meaningful hedge/trees scheme required

Environmental Impact Report, Flood Risk Assessment and Archaeology Report did not appear to be provided

Dual use of Open Space / Flood Plain comments disregarded. Tanked would be more acceptable

2 junctions were too close

Traffic data from November 2007 flawed as Half Term and Park Lane was closed

Acknowledged density issues had been addressed. Welcomed the priority for affordable housing for local residents

Deep site – 5 houses not in keeping with current development along the Lane

Bulk, overbearing frontage

Lack of detail in finishes

Dustcart would need to use car parking space to turn – 114/642/SK002 rev 001 Auto Tracking Movements

Comment made that if SCDC were minded to approve, Sec 106 agreement to up-grade drainage and footpaths and other appropriate items would be required. Up-grade of local ditch network required as Proposed Services para 3.4. Also to state Parish Council was concerned that the developers intend to pursue a further application for the remainder of the land owned by them to the west of the site. This residential application will inevitably influence and exacerbate the impact of this proposed development for instance flooding and drainage and traffic impact. Comments from residents received had been copied to SCDC and were incorporate above. Agreed to mention the Council had seen the comments of residents and concur with and support their concerns

Cllr Ing to draw up first draft response, for further input before sending to SCDC

All other items deferred to next available meeting.

Next Planning meeting due 9 September 2008 Meeting closed at 9.35p.m.