

**MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 31<sup>st</sup> MARCH 2009**  
**7.30 p.m. at Parish Office, New Road, Impington**

Present: Cllr Brian Ing (Chair), Alison Turnbull, Vanessa Kelly, Pene Nudds  
5 residents of The Crescent, 1 resident of Burroughfield  
Clerk: Angela Young

Pages: 3

1. **MEMBERS' DECLARATIONS OF INTEREST**

Cllr Kelly (personal) 1 College Road (nearby resident of The Crescent)

2. **TO SIGN AND APPROVE MINUTES OF MEETING 3 MARCH 2009**

All approved and signed as correct record. With agreement of Committee, Chairman suspended standing orders and brought forward part of item 4

3. **Item 4 - NEW PLANNING APPLICATIONS** (1 of 2)

S/1937/08/F Mr A Byrne, 1 College Road – Side and rear extension to existing property in order to provide garage, kitchen and extra bedroom accommodation also provision of garden along rear boundary of the site AMENDED "Revised Block Plan received 19 March 09". Committee inspected original application and previous amendment, and noted Parish Council's recommendation of NO RECOMMENDATION, with comment on concerns about overdevelopment and drainage/loss of surface for ground water run off, with recommendation that Planning Officer visit the site. New amendment now received, for comment. Mr P Marshall outlined various concerns of residents present and detailed works already carried out without approval. Parish Councillors had visited site and reported on works and continuing concerns over overdevelopment. Lengthy discussion following on provision of a garden room and accompanying structures. Standing orders re-instated

Committee discussed at length and agreed to **RECOMMEND REFUSAL** on the amendment, re-iterating comments on overdevelopment and that development was already at a considerably advanced stage without approval. Correction of building location resulting in 1.8m extension from original was overwhelming and increased loss of light to neighbours. Agreed to advise SCDC Planning Department that in retrospect the Parish Council would have wished to recommend refusal on the first 2 applications as more, and relevant, information has now come to light, not shown on misleading plans. Council strongly felt height of whole proposal should be reduced. Agreed to comment that the original application design had been overbearing but the amendment was overwhelming; concern over the extending concrete footings either side of the already built garden room and what they may support, and what planning status they hold; notification that the garden room can be seen from a considerable distance, in fact from Cooke Walk. Should SCDC be minded to approve, obscure glass and non-opening windows in perpetuity should be provided at eastern side and for south facing windows on eastern first floor of the extension. Garden room not to be used as a separate dwelling/habitable space

5 residents (from 3 dwellings) left the meeting

S/0309/09/F Mr & Mrs Jakes, 19 Burroughfield – First floor rear extension. With agreement of Committee, Chairman again suspended standing orders to allow neighbour to address Committee. Committee inspected previous plans resulting in extensions to the property, and read letter of objection from neighbour. Further neighbour attended and confirmed similar objections. Following discussion on parking problems in Burroughfield, and lengthy history of extensions to No 19, standing orders re-instated

Committee agreed to **RECOMMEND REFUSAL** based on:

- Overdevelopment
- Excessive bulk and scale
- Concern on impact on neighbours of parking habits in Burroughfield

If minded to approve, SCDC to be asked to request obscure glass and non-opening windows both downstairs and upstairs to the south aspect and to consider the roof height; also to stipulate hours of construction Monday – Friday 9 – 5pm and Saturday am only  
Resident left the meeting. Chairman returned to agenda order

4. **Item 3 - MATTERS ARISING FROM PREVIOUS MINUTES**

CPO The Copse King & Co awaiting receipt of payment; Sustainable Drainage Adoption Guide report from Cllr Ing ; S/0198/09/F Mereway Farm, Milton Rd – removal of condition 18 (3) S/1017/06/F, Officers Recommendation report for Approval; S/0175/09/O HR Properties Ltd and BPHA land east of St Georges Court – response made to this and amended following Full Council March 2009, Affordable Housing Panel attended 31 March, report from Cllr Ing. Notes to follow. SCDC Officers wished to

Recommend Approval. Referred to SCDC Scrutiny Committee; Station Design meeting Notes for 26 February supplied, further meeting held 25 March, next meeting due 22 April. Investigations on process underway. Discussion on Conservation Area issues; SCDC LDF Supplementary Planning Documents, Biodiversity and Listed Buildings No comments from Environment Committee

5. **Item 4 - NEW PLANNING APPLICATIONS** (2 of 2)

S/0212/09/F Granta Architects, 11 Villa Road – Extension – Agreed to Recommend Refusal at Full Council March 2009. Noted

S/0210/09/F Mr L R Satchell, 7 Water Lane – 6 dwellings. Discussion on site, dangerous stretch of 40mph road, blind from the junction and proximity to playgroup at Salvation Army hall. 2 letters of objection received and read to all. All agreed to **RECOMMEND REFUSAL** based on:

- overdevelopment, given the constraints of the site
- access to highway, misleading photo taken from other side of road, errors in report provided
- unsympathetic to street scene (especially roof designs)
- vulnerability of adjoining Listed Building (driveway too close)
- Inflexible parking – No visitor parking with no possibility of on-street in the development and certainly not on the adjacent B1049
- Comment on renewables

If minded to approve:

- fencing and obscure glass required to avoid overlooking of play area of playground
- Sec 106 payment would be required towards open space
- Affordable housing nomination rights required

S/0312/09/A Rev James Blandford-Baker, St Andrews Parish Church, Burgoynes Rd – replacement church notice board. Following careful consideration and special attention to Conservation Area and consequent requirements, all agreed to make **NO RECOMMENDATION** commenting:

- Consideration required regarding view from direction of public open space near Doctors Close
- A larger sign than currently in place, would produce a big blank, interrupting the view of the Church from the footpath on the west of the entrance
- Uninspiring design and materials

Some of these concerns could be alleviated by change of siting

S/0198/09/F Mereway Farm, Milton Road – removal condition 18 (part 3 only “The development. Hereby permitted shall not commence until a binding undertaking prepared in accordance with the requirements of a Section 106 of the Town and Country Planning Act 1990 shall have been entered to ensure the abrogation of permitted development rights for the erection of agricultural buildings on the land to the west of the application site also in the applicant’s ownership” of permission S/1017/06/F. AMENDED “Revised site location plan and application forms and additional statement”. For Information Only. Noted  
C/6/9/1A Cambs Guided Busway – Discharge of Planning Conditions Nos 3(a)(v), 4 and \* - Design & External Appearance of Acoustic Fencing, Landscaping & Noise in Histon. AMENDED “The submission of details pursuant to planning conditions 3&4 (Design & External appearance) and 8 (operational noise) have been broken down into three sections – two submissions have been made relating to the stretches (a) 1/3 – Park Lane to Manor Park and (b) 3.3 – Histon and Impington Guided Bus Stops. A second submission for the remaining stretch is awaited” For Information Only. Inspected by Cllr Nudds and Kelly, attending Guided Bus forum 1 April and would raise. All felt a meeting still required for Impington residents, same as afforded to Melvin Way/Pease Way residents, Histon

6. **Item 5 - REFUSALS AND ACCEPTANCES**

Granted

Parish Council Recommendation

S/2048/08/F Mr & Mrs Donald, 8 Cooke Walk – revised design semi detached dwelling

**No Recommendation**

S/2138/08/F Hogger Homes Ltd, 10 Cooke Walk – amended design dwelling **No Recommendation**

S/0035/09/F Mr & Mrs Smith, 3 Cooke Walk – change of use of land

**Approval**

7. **Item 6 - ORCHARD PARK**

Members noted correspondence and reports on: Funding of improvements; Publication of Order and Shadow Council issues, agenda and minutes; Handover procedures 1 April including insurance and banking arrangements; Community Centre up-date; Community Artist issues; Planting; Housing Shortfall response up-date; Sec 106 Progress report from SCDC; Topper Street POS 5 transfer up-date and issues of maintenance, including Play Area Inspection at cost of £225 + VAT. Final payment to OPCC made 31 March being precepted amount minus all attributable costs

8. **Item 7 - GUIDED BUSWAY MATTERS**

Minutes 5 February held on file. Liaison meeting due 1 April. Discussion on Copse planting; Guided Bus works underway; query on process for approval of junctions  
Cllr Turnbull left meeting

9. **Item 8 - JAG and NORTHSTOWE ISSUES**

Northstowe Boundary Review meetings held 21 and 18 March. JAG meeting held 26 March, notes for 26 February held on file. Constitution discussed

10. **Item 9 - ADDITIONAL CONSULTATION ON INSPECTORS LARGER SITE OPTION FOR THE NORTH WEST CAMBRIDGE AREA ACTION PLAN** – Responses by 20 April

Cllr Ing to study. Next agenda if appropriate to respond

11. **Item 10 - RE-SITING OF GATEKEEPER'S HUT**

Cllr Turnbull had confirmed no issues with siting prior to leaving meeting. No other input received from Councillors. Cllr Nudds outlined proposals to fit 5 bar timber field gate to form entrance behind gatekeepers hut at front of Copse and to realign fencing to form an inclusive area. Costs unclear but confirmed all unspent Environment budget to be re-allocated for 09-10 and grant opportunities available. Cllr Nudds continued to liaise with Police Architectural Liaison officer. All agreed Cllr Nudds to proceed to negotiation with the Guided Bus team and prepare necessary planning application

12. **Item 11 - PROCESS FOR INSURANCE COVER 2009 – 2010 – Deferred Full Council March 2009**

Zurich Municipal working with Clerk to minimise premium following splitting all of Orchard park cover. Negotiation with Came & Co deemed by clerk too complicated because of OP involvement and no information available on actual cover offered at this late stage. All agreed to endorse Clerk's view and to investigate a 2 year fixed agreement with Zurich, but in any case to renew for 09-10 and look at alternative during 09-10. Payment due by 21 April, but cover in place from 1 April

13. **Item 12 - CORRESPONDENCE**

Tree Works 1 Villa Road. Tree Warden had commented and permission granted by SCDC  
Cambridge & Peterborough Minerals & Waste Plan Further additional sites consultation – to 12 May.  
Detailed information awaited

SCDC Monthly up-date of programmed consultation over next year noted

Air Quality Cllr Ing had provided to all report of session attended

Costain Skanska A14 Ellington to Fen Ditton Improvements Scheme – proposed Traffic Regulation Order for A14 Loop Road. Comments required by 10 April. As part of proposals existing A14 to A14 westbound loop road to be superseded by a new link road. Existing loop road to remain in place but subject to a TRO restricting access to emergency and maintenance vehicles only. Committee wished to object as felt it was a useful alternative in case of blockages on the new local road, although would presume signage to focus on using the proposed new route

Next Planning meeting due 21 April 2009

Meeting closed at 10p.m.