

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 10th SEPTEMBER 2009 7.30 p.m. at The Parish Office, New Road, Impington

Present: Cllr D J Thurman (Chairman), J P Emmines, C L Jones, D N Legge
James Fisher (SCDC), 3 residents (in part)

Clerk: Mrs A J Young

Pages: 2

1. Members' Declarations of Interest

Cllr Legge declared personal interest regarding item 6 Cambridgeshire Guided Busway issues (resident of Villa Road)

Cllr Emmines declared personal interest regarding item 4 S/0823 09 6 Croft Close (known to him)

With agreement of Committee Chairman suspended standing orders and brought forward part of item 4

4. New Planning applications (1 of 2)

S/1173/09/F Exelcare, Etheldred House, Clay Street – erection of building for staff accommodation. 3 residents of Burkett Way outlined concerns over the proposed development, backing onto their boundaries. The accommodation for staff was proposed to be built on the footprint of a previously approved single storey nursing block, now proposed as 1 ½ storey, with black slate roof. Following discussion on distances from housing in Burkett Way; roof height and colour; natural light blockage; "privet" hedging issues; hours of operation; domination and parking; lighting proposals, Chairman re-instated standing orders. All AGREED to **RECOMMEND REFUSAL** based on domination and massing, and express concern the parking may not be consistent with planning guidelines for the area taking into account this proposed property and the existing built form nursing home. Residents to object for reasons above and agreed to note Parish Council support for neighbours objections. All 3 residents left meeting. Chairman again suspended standing orders and brought forward item 9.

9. Section 106 Contributions

James Fisher SCDC Sec 106 Officer, outlined South Cambs Open Space SPD (adopted Jan 09) and resultant automatic payments from new dwellings to Parish Councils for provision or improvement of offsite open space within 10 years of receipt (Appendix 1, Introduction to SPD). For developments of 10+ on site open space provision may apply. The figure applicable averages at about £1,600 per person. Payment normally received on commencement of build, or on occupation of build. Mr Fisher explained the indemnity process between Parish Councils and SCDC and confirmed capital or maintenance applied. Some discussion of Public Art SPD, often subject to more negotiation of amount, and Cllr Jones suggested the Parish Council may wish to draw up a "wish list" for SCDC to use in such negotiations

Mr Fisher confirmed Open Space SPD did not apply to increases in bedrooms to a single existing dwelling, or necessarily commercial and industrial units

Committee thanked Mr Fisher for his time and felt the discussion highly useful and informative. Mr Fisher left meeting. Planning Chairman's notes on discussion (Appendix 2)

Chairman returned to agenda order and re-instated standing orders

2. To Sign and Approve Minutes of meeting 27 August 2009

All agreed to sign as a correct record of the meeting

3. Matters Arising from Previous Meeting

Moor Drove final response from Mr Greg Harlock, Chief Executive SCDC

Air Quality queries deferred to next meeting

Gypsy & Traveller DPD response deferred as Cllr Parish editing draft

4. New Planning Applications

S/0823/09/F Mr David Toye, 6 Croft Close – Extensions and alterations AMENDMENT "Ownership certificate revised, as part of the development overhangs the legal boundary of No 4 Croft Close, and notice served on No 4 Croft Close. Cllr Emmines declared personal interest (known to him). All AGREED to make **NO RECOMMENDATION**

S/1212/09/F Mrs Linda Mullen, 19 Home Close – Demolition of existing single storey garage, wc and stores and erection of 2 storey extension to existing house and single storey extension to rear of existing house. After careful inspection all AGREED to **RECOMMEND APPROVAL**

Committee inspected plans for 1 Harding Way, 11 Farmstead Close, 13 Mill Lane and 1 Cottenham Road, all agenda items at next meeting. Agreed to ensure site visits made for 13 Mill Lane and 1 Cottenham Road prior to decision

5. **Refusals and Acceptances**

SCDC DECISION

**PARISH COUNCIL
Recommendation**

Granted

S/0889/09/F Mr J Simpson, 3 Pease Way – extension

No Recommendation

Refused

S/1970/08/F Mr Drewey Pryce, Plot 4 Moore Drove – variation of condition 5 S/1895/07/F to allow one commercial vehicle over 3.5 tonnes to be stationed, parked or stored on plot 4 **Refusal**

6. **Cambridgeshire Guided Busway**

Cllr Legge declared personal interest (resident Villa Road). Liaison meeting due 10 September. Minutes 6 August held on file. **Clarification on cycleway provision to be sought from Cty Cllr Jenkins at Full Council 14 September,**

SCDC provided comments from Nuttalls on lighting system in response to Parish Council comments on discharge of Condition 5. Any further comments due by 23 September. Agreed to respond explaining the Parish Council's request was not to put lighting in deemed to create pollution, but to install solar lighting as now required as standard for cycle tracks and paths. Also to request confirmation that the matter has been referred to the Environmental Department in order to confirm there is no actionable light pollution for people of Villa Place.

Cllr Jones felt the Parish Council should suggest the funds set aside for a bridge over the A14 should be part used to provide lighting for this cycleway if necessary. **Agreed to take this suggestion to Full Council 14 September.** A further suggestion made that the Parish Council write to the Cycle Campaign Group informing them of efforts made

Letter to Melissa Reynolds regarding additional information on noise barrier issue not yet sent. Cllr Thurman to draft

7. **Northstowe and JAG**

Northstowe Parish Forum held 10 September. Next meeting due 14 January 2010. Further meeting with noise barrier expert due 22 October

8. **Gypsy & Traveller Community Strategy**

Members felt no response appropriate. **Agreed to defer for final decision to Full Council 14 September**

10. **Other Planning Correspondence and Reports**

East of England Plan 2031 Public Consultation 10 Sept, further event 30 September

Growth In Cambridgeshire E-newsletter – subscription details

SCDC Monthly up-date

NWCAAP Final Inspectors report details on City Council website

NIAB 2 Agreed it would be useful for Histon and Impington to share information with Girton during consultation period

Next Planning meeting due 24 September 2009. Meeting closed at 9.25 p.m.