

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 6th APRIL 2010
7.30p.m. at Parish Office, New Road, Impington

Present: Cllr Brian Ing (Chair), Denis Payne
Meeting inquorate and any comments to South Cambs District Council would indicate such

Pages: 2

MEMBERS' DECLARATIONS OF INTEREST

P1/10-11.1 Disclosure of interest

The following disclosures of interest were received:

P8/10-11 Correspondence and reports Cllr D Payne declared a personal interest as a near neighbour to Unwins site, Impington Lane, Impington - reports of unauthorised work on site.

TO SIGN AND APPROVE MINUTES OF MEETING 2 MARCH 2010

P2/10/11.1 **Deferred** to next meeting

MATTERS ARISING FROM PREVIOUS MINUTES

P3/10-11.1 Culvert letter to County Council not yet prepared, awaiting input from Dist Cllr Mason

P3/10-11.2 Toad Tunnel no letter had been sent pending progress with Guided Bus Team on provision

P3/10-11.3 A14 Ellington to Fen Ditton Improvement Consultation Histon Parish Council Planning Committee had not yet met

NEW PLANNING APPLICATIONS

P4/10-11.1 S/0331/10/F Mr & Mrs Richard Howes, land to north of 4 Burgoynes Farm Close – change of use of land from agricultural land to form part of garden land. Noting that meeting was not quorate, resolved to **RECOMMEND APPROVAL**

P4/10-11.2 S/0334/10/F Mr & Mrs Richard Howes, 4 Burgoynes Farm Close – ground floor single storey extension to form garden / family room at rear and garden store to side. Noting that meeting was not quorate resolved to **RECOMMEND APPROVAL** so long as 0331 approved

P4/10-11.3 S/0428/10/F Livia Limited, land to north of Chieftain Way (South of A14) Orchard Park – 138 bedroom hotel with ancillary bar/restaurant and associated car parking, servicing and landscaping (Major Developments – comments requested). Comments made by Orchard Park Community Council on preferring a hotel to more houses. Noting that meeting was not quorate **resolved to submit comments** to SCDC:

- The north façade of nearly all solid render would be a perfect reflection and would increase the already complained of traffic noise from the A14 in Impington. If IPC were to make a recommendation it would be rejection on these grounds alone
- Applicant laid stress on the benefit of the proposed local retail area. Planners should note this in the discussion on a new retail superstore currently under investigation. This community facility is desperately needed by Orchard Park and doesn't need competing out of existence

IPC noted:

- OPCC considered the hotel with some local employment is preferable to housing
- Travel plan was poorly undertaken and lacked credibility
- The internal layout seemed ill-considered (only one door from kitchen to restaurant) and would appear to be an early draft
- Parking of 86% of rooms with no staff parking is inadequate as there is no off-street space adjacent (and would block the bus route)
- Canyon-like (and therefore shaded) street scene through 2 closely spaced relatively higher buildings
- 12 disabled rooms and only 5 disabled parking spaces

P4/10-11.4 S/0148/10/F Mr & Mrs P Jones, 42 Mill Lane – addition of first floor and dormer window to existing bungalow. AMENDED "Revised external materials". For Information Only. Noted, Parish Council had previously recommended approval

REFUSALS AND ACCEPTANCES

P5/10-11/1 None received

GUIDED BUSWAY ISSUES

P6/10-11.1 Up-date on dog bin supply. Impington Parish Council to write to County Council and suggest they reconsider, copy to Cty Cllrs Jenkins and Gymer

JAG & NORTHSTOWE ISSUES

P7/10-11.1 No up-date

OTHER CORRESPONDENCE and REPORTS

- P8/10-11.1 Appeal: Mrs D Reeve, site to north east of 37 Cambridge Road S/1467/09/F – any further representation to Inspector by 19 April 2010, deferred from last meeting. Appeal details received from SCDC. Noting meeting was not quorate **resolved to comment** to Inspector that after seeing the appellant case IPC can see no justification for altering previous opinion and will request Inspector to concur
- P8/10-11.2 Tree Works applications: 101 Station Road with Tree Warden for comment.
- P8/10-11.3 Briefing Note: North West Cambridge Community Engagement Update, copied to all
- P8/10-11.4 Street Naming at Unwins site, Impington Lane – developers suggest Keel Gardens or Keel Place. Noting that meeting was not quorate **resolved to comment** that the “nautical” connection would be misleading. Agreed to get Eleanor Whitehead in direct contact with their marketing team
- P8/10-11.5 Unwins Site Impington Lane. Noted reports of working on site over Easter Bank Holiday. Matter of vehicle access to and from site to be discussed with developers
- P9/10-11.1 Next Planning meeting due **Tuesday 27 April 2010**. Meeting closed at 8.05p.m.

DRAFT