

**MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 7<sup>th</sup> SEPTEMBER 2010  
7.30 p.m. at Recreation Centre, Recreation Ground, New Road, Impington**

Present: B S Ing (Chair), D W Payne, H S Abdullah, N S Davies, P J Nudds, G S Payne  
Histon Parish Council: Max Parish, Alan Eade (in part); Dist Cllr Mason (in part)  
2 Residents (in part)  
Januarys: J Bainton, J Collins, M Cavaleri (in part)

Pages: 3

Clerk: Chelsea Presland, Angela Young

**MEMBERS' DECLARATIONS OF INTEREST**

**P10/72 Disclosure of interest**

The following disclosures of interest were received: None

**TO SIGN AND APPROVE MINUTES OF MEETING 24<sup>th</sup> August 2010**

P10/73 With an amendment to item 68.3, which has been corrected to 40% instead of 60%, all  
AGREED to sign as a correct record

At this stage of the meeting, with the agreement of members, Chairman suspended standing orders and brought forward item 79 – Presentation from Januarys at Pre-Application stage for: Bishops Yard, Cambridge Road Impington. Item remains in agenda order. A Eade, M Parish, I Eade, M Mason, 2 residents and Januarys left the meeting after this item, and standing orders were re-instated.

**MATTERS ARISING FROM PREVIOUS MINUTES**

- P10/74.1 Item 62.2 South Cambs Awarded Drain 164 and culvert Dist Cllr Mason drafting response. Parish Councils have advised they do not believe additional CCTV survey necessary, Steve Dighton has responded
- 74.2 Item 62.4 Parish Online order made, invoice paid
- 74.3 Item 67.1 Chairmen's A14 meeting to be arranged 27 September
- 74.4 Item 69 Library Service Review Letter drafted, Histon Planning Committee agreed to support
- 74.5 Item 70 Winter Service Gritting Arrangements Joint letter provided to County Council on behalf of Histon and Impington Parish Councils

**NEW PLANNING APPLICATIONS**

P10/75 None received

**REFUSALS AND ACCEPTANCES**

P10/76 None received

**GUIDED BUSWAY ISSUES**

P10/77 Cty Cllr Jenkins and Bob Menzies emailed update, clerk to provide to all.

**JAG & NORTHSTOWE ISSUES**

P10/78 No report received

**PRESENTATION FROM JANUARYS AT PRE-APPLICATION STAGE FOR: BISHOPS YARD, CAMBRIDGE ROAD, IMPINGTON**

P10/79 Standing orders had been suspended. Representatives of January's attended meeting to present on proposed application of a residential development for 30 units on Cambridge Road, Impington. Bishops Hardware store ceased trading in 2008 and were looking to dispose of site. Jonathan Collins Planning consultant, worked in joint venture partnership with the site owners.  
Januarys have met with other local authorities, and wish to engage views and answer questions from the Parish Council.

Mr Cavaleri outlined proposals:

- 17 x 2 bed flats
- 13 x 1 bed flats
- 3 storey building, top floor flats within roof, with balcony areas
- Colour coated cladding, identical to brick, using familiar elements adapted to a contemporary

approach

- 40% affordable housing, subject to a viability assessment
- Renewables not yet finalised, possibly PV panels
- 28 car parking spaces
- 40 cycle spaces
- 130 per ha density

Mr Cavaleri outlined consideration given to:

- Maximising light to south orientation
- Constraints of site
- Density; orientation; minimising impact; sound; lighting
- Limiting noise from Guided Busway
- Access arrangements ( SCDC confirm adequate from Cambridge Road)
- Landscaping
- Fulfilment of housing need
- Government policies
- Surrounding area

Questions followed:

Q. Government's recent announcements re density and timing of advice.

A. Payment had been made for advice from SCDC and plans drawn up before change of government policy

Q. Play areas would be needed, were there plans in place

A. Because of constraints on the site could not be incorporated. Areas nearby

Q. Concern over job ratio to housing. How thoroughly has the market been tested? What proposals have been put forward for retail space? What about small artisan units with accommodation above?

A. The site has been on the market for over a year, and other possibilities have been explored. Would not work in terms of development. Site appraised fully, scheme has strong connections with domestic feeling.

Mixed retail/living considered and disregarded as felt would have a detrimental affect with complications in services, traffic etc. Business model does not work

Q. Parish Council see this as new gateway to the village – and wish to enhance it especially with people coming in on the guided Busway. An opportunity to provide something special, distinctive and unique was being lost. Probable residents would need nearby facilities; this end of Impington needed revitalising

A. Architect sees it as a link to the past (but could not provide evidence on being questioned) and linking to the future. Seen as an encouragement to young people and young families to remain in area brought up in

Q. Concerns over design (fenestration, roof levels and lines, materials) and “commercial” look, noise reflection

A. All concerns noted, argument that levels and materials were consistent with surrounding. Clarification given on “cladding” and its purpose

Q. As the car park is for residents only, how is this going to be controlled when the guided Busway opens?

A. A security system which would include a barrier could be installed. SCDC parking policy discussed: up to 1.5 per dwelling acceptable

Q. Could car ownership be limited? Parking a problem everywhere in that area

A. Not possible to limit except by availability. Cycle spaces felt to be fully adequate and could be increased

Q. Could retail units be accommodated below roof gardens for the flats, increasing open space, with more imaginative use of access to form “high Street” style entrance?

A. Idea noted, but constraints re-iterated

Speakers were thanked for presentation and for listening to all concerns and comments.

Standing orders were reinstated after visitors left

Further discussion covered:

- A need for local retail units, proven by recent take up
- Destruction of Sustainable Community
- Changes to Government rules on density
- Access issues
- Design Panel input – Cllr D Payne to contact Peter Studdert to investigate

The Committee were united in their disappointment over the proposals. It was felt to be poor use of an important location and although stated as being targeted at families showed no consideration or facilities to match their need

#### **OTHER PLANNING CORRESPONDENCE & REPORTS**

- P10/80.1 Members confirmed reconsideration of comments on S/1217/10/F Plots 4 & 5 Former Unwins Site, Impington Lane following request from South Cambs District Council. Committee continued to Recommend Refusal
- 80.2 Appeal 37 Cambridge Road Dwelling - Dismissed. Thanks received from resident for assistance in objection
- 80.3 New applications for next agenda S/1262/10 Mr J Andrews, 5 Villa Road – dwelling; S/1263/10 Dr A S Peck, 28 Mill Lane – 2 storey side extension
- P10/81 Next Planning meeting due **Tuesday 28<sup>th</sup> September 2010.**

Meeting closed at 9:05