

**MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 23rd NOVEMBER 2010**  
**7.30 p.m. at Parish Office, New Road, Impington**

Present: B S Ing (Chair), D W Payne (in Part), H S Abdullah, P A Manser,  
Clerk: Chelsea Presland, Angela Young (in Part); Dist Cllr Mason; 1 Member of the public (in part)

Pages: 3

**MEMBERS' DECLARATIONS OF INTEREST**

- P10/111 Item 114.2 Almaren Plc. Land West of Merrington Place, Off Impington Lane Cllr D Payne declared a personal/prejudicial interest (lives opposite)  
Item 114.5 Mr C Carey, 58 Woodcock Close, Cllr B Ing declared a personal/prejudicial interest (lives opposite)  
Item 114.3 S1879/10 Mr J Gordon, 14 College Road Cllr D W Payne declared personal/prejudicial interest (neighbour known to him)

**TO SIGN AND APPROVE MINUTES OF MEETING 9<sup>th</sup> NOVEMBER 2010**

- P10/112 All **AGREED** to sign as a correct record

**MATTERS ARISING FROM PREVIOUS MINUTES**

- P10/113.1 Item 103.1 South Cambs Awarded Drain 164 and culvert Steve Dighton confirms work to be carried out from War Memorial to The Green before New Year. When date confirmed, Clerk to circulate to all councillors
- 113.2 Item 108 Fen Drayton Former Land Settlement Association (LSA) Estate and the Health Impact Assessment Supplementary Planning Documents. Cllr D Payne reviewed, no action required
- 113.3 Item 109.4 Hard Copy "Library" and electronic links Angela Young working on ideas

**NEW PLANNING APPLICATIONS**

At this point, Chairman with agreement of Committee changed order of applications and suspended standing orders to allow all to speak on item 114.2. Standing orders were re-instated after the item

- P10/114.1 S/1452/10/ Mr P Edmondson, 20 Mill Road – Porch, single storey rear extension and two storey side/rear extension. AMENDMENT "revised design of porch". For information only, noted
- 114.2 S/1847/10/ Almaren Plc. Land West of Merrington Place, Off Impington Lane – 31 dwellings (12 affordable dwellings) and associated landscaping (including Local Area for Play and Community Orchard), cycle and refuse enclosures, car parking, garaging and internal roadways and footpaths. Additional plan "Garages, bins and cycle stores Drawing no 2010 Rev A"  
Standing orders had been suspended, Cllr D Payne outlined matters of fact, declaring a prejudicial interest (lives opposite) he left the room for this item. Following matters discussed:  
Density and mix of accommodation – Density at 32 per ha. in keeping with surroundings, but developer has suggested a lower density than SCDC policy, accommodation for families to grow up with space  
Amenity Loss on Impington Lane – no comments received from residents. No issues seen by attendees  
Enhanced Pedestrian Access – could increase custom for local shops, concerns regarding narrow pathway joining the B1049 for cyclist, suggested safety rails should be implemented, the pathway needs to integrate with planned cycle lane provision on the B1049 in Glebe Way. A thought that Public Art money could be used to provide interesting safety rails should be passed to the developer  
Layout – Good mix of market and affordable, consistent with current development  
Traffic – Impact on B1049 noted. Evening traffic build up on both B1049 (north) and Impington Lane already existing, especially when A14 not moving, comment junction has already been the site of a fatal accident. Build up on B1049 could well increase due to more traffic turning right into Impington Lane. Noted that bus stop in current position could prove dangerous for access to site, considered that 20 mph limit for Impington Lane and the site could be appropriate given the danger of this exit. On the previous application for the initial development of the site, the Parish Council had noted that the exit was onto a busy pedestrian and cycle route to schools (IVC to the east and the Infant and Junior Schools to the west) with a very narrow footpath on the opposite side to the exit. Northern Corridor Area Transport Plan contribution, which the applicant notes might be required, the Parish Council feel it will certainly need to be assessed.

Car Parking – within District Councils maximum policy with 46 in total, noted parking on road predicted due to limited car parking spaces on site. Road width approximately 7m, plus pathways. Agreed to state the Parish Council feel parking is insufficient, understanding the aim to reduce car usage not car ownership and whilst supporting other modes of transport. Suggestion that the District Council could consider removal of permitted developments rights so that all future extensions which could include an increase in residents in a dwelling is considered in respect of this concern. Also suggested that the three pedestrian links shown on the CJM-02 1101a could be conditioned as only ever to be pedestrian and cycle access

Landscaping – no comment

Public Open Space – request for on-site facilities to be maintained by same RSL on both sites. Plans are not clear as to whether flats 9-12 have gardens or whether it is public open space. Felt the overall provision insufficient to obviate the requirement to provide open space and Parish Council anticipate a developers contribution to open space in the community

Flooding – Item 6,7a in Flood Risk assessment provided states “flood risk” not applicable, but this ignores gradient of the site and composition, and effects down and upstream. Noted 10 Glebe Way has flooded in 1978, (washed Park Lane culvert out) 2001, 2003 and 2005. Resident provided images.

Standing Orders reinstated, all in favour to recommend **REFUSAL** on the sole reason of the Flood Risk Assessment being flawed in many places, working to out of date information, and ignores local knowledge and recent history. The applicants would however be commended on many of the aspects of the development. Copy of minute plus more detailed information on flaws in Flood Risk Assessment to be submitted to SCDC once response put together by Clerk working with Dist Cllr Mason. Cllr Payne returned, resident and Dist Cllr Mason left meeting

- 114.3 S1879/10 Mr J Gordon, 14 College Road – Two storey side extension and single storey rear extension. Cllr D Payne declared personal/prejudicial interest (known to him), and left the room. Following discussion including a view that there was no apparent impact to neighbours all agreed recommend **APPROVAL**.
- 114.4 S1915/10 Mr T Fasulo, 4 & 5 New Road – First floor extension and loft conversion. Following inspection of photographs and view of plot all agreed to recommend **APPROVAL** commenting that a lack of contrast makes them difficult to view online and hard copy plans were of poor quality and difficult to comprehend
- 114.5 S/1967/10 Mr C Carey, 58 Woodcock Close – Erection of 2m high timber fence. Cllr B Ing outlined matters of fact, including covenants in place on the estate, declaring a prejudicial interest (lives opposite) he left the room for this item. All agreed to recommend **REFUSAL** based on adverse impact on street scene; the safety issue for visibility for pedestrian use of school children on route to school; concern that unattended shrubs cause additional visual obstruction. Cllr B Ing returned to the meeting. Cllr Payne left the meeting
- 114.6 S/1684/10 Histon and Impington Recreation Ground – Car Park Lighting and CCTV Cameras Noting item had not been advertised on agenda, **members to consider** whether best to make no comment, or to call special planning meeting to comment upon the application

### **REFUSALS AND ACCEPTANCES**

P10/115 None received

### **GUIDED BUSWAY ISSUES**

P10/116 Local Liaison Forum agenda 24<sup>th</sup> November, minutes of meeting held 16 September received. BBC Radio Cambridgeshire public meeting due at Impington Sports centre 7pm 29<sup>th</sup> November. Parish Council representation not possible

### **JAG & NORTHSTOWE ISSUES**

P10/117 Northstowe Parish Forum agenda for 25<sup>th</sup> November held on file  
Update from Alan Joyner, Gallagher Estates on works once Reception Immigration Centre closes at Oakington. Cllr Ing briefed all on latest S106 details

## OTHER PLANNING CORRESPONDENCE & REPORTS

- P10/118.1 Unlock the Planning Gain of your New Local Powers – Briefing from Carter Jonas on ways their company could assist local communities with large scale development of community facilities where section 106 payment received. Noted
- 118.2 North West Cambridge update from Roger Taylor held on file
- 118.3 South Cambridgeshire village Services and Facilities study. Comments on Parish pack and questionnaire to be returned by 17<sup>th</sup> December. Agreed Clerk to draft response and write cover note for Councillors detailing amenities lost since last study
- 118.4 Orchard Park, SCDC had requested details of any expenses claim incurred by the Parish Council under the new electoral arrangements. Details of meetings held supplied. Noted
- P10/119 Next Planning meeting due **Tuesday 30<sup>th</sup> November or 14th December 2010**
- Meeting closed 9.30pm

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