

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 10<sup>th</sup> FEBRUARY 2011  
7.30p.m. at Parish Office, New Road, Impington**

Present: Cllr David Thurman(Chair), Max Parish, John Emmines, David Legge, Janet Diplock  
Clerk: Angela Young, Chelsea Presland

Pages: 3

**MEMBERS' DECLARATIONS OF INTEREST**

P10/152 None received

**TO SIGN AND APPROVE MINUTES OF MEETING 20<sup>th</sup> JANUARY 2011**

P10/153 All **agreed** Chairman to sign as correct record of meeting

**MATTERS ARISING – for information only**

- P10.154.1 Item 140.1 Gypsy & Traveller Development Plan Document – Response from Keith Miles advising report available on District Council website. Justification given for no longer pursuing a site option on land on University site likely to mean the search for sites elsewhere will increase by 10 additional pitches. Clerk to send extract round and ascertain if NIAB included. Committee to advise SCDC that all new developments should take a fair share of all developments, to include Gypsy and Traveller sites, and implication for all other big sites a concern
- 154.2 Meeting due 4 February 2011 postponed

**NEW PLANNING APPLICATIONS**

P10/155.1 S/2258/10 Histon Parochial Church Council, St Andrews Church Halls, School Hill (Full application) – Partial demolition of unlisted C19 and early C20 buildings. Refurbishment and extension of remaining to form new Church Halls, meeting rooms, church office and café.  
**Amendment.**

155.2 S/2259/10 Histon Parochial Church Council, St Andrews Church Halls, School Hill – (Conservation application) - Partial demolition of unlisted C19 and early C20 buildings. Refurbishment and extension of remaining to form new Church Halls, meeting rooms, church office and café. **Amendment.**

Council looked at both applications together, having commented only on S/2258 previously due to misunderstanding with SCDC. Following Histon Parish Council Planning Committee's comments on S/2258, recommending refusal, applicants had provided a letter trying to cover issues raised during the consultation and an amendment showing portable barrier to be provided as a condition and not part of the planning requirements. Committee members had seen copies of emails in support of application. Cllr Thurman reported on access arrangements and a neighbour's concerns over amongst other things boundary wall issues and drainage, increased activity and construction. Copy letter from that neighbour's solicitor to SCDC in objection noted.

Committee compared points made in initial response with applicant's letter 1 February 2011.

Noted:

Construction: Confusion had not arisen 18m – 2years was an informed estimate by the Parish Council as no information was provided as part of the application. However 10-12 months still remains a long period for construction disturbance.

Accepting that contractors are used to tight spaces, the top end of the High Street is a mainly residential area and with a bad already dangerous road junction; it would be difficult to ensure safety. A considerable contractors scheme would have to be in place guaranteeing inter alia offsite storage of materials with daily small deliveries, no deliveries before 9am, disposal of spoil in such a way as not to restrict the junction, agreements with contractors about not parking in either Tesco's carpark or the layby servicing the shops opposite and no contractors vehicles or delivery vehicles accessing the site via the rear limited access

The Parish Council understand on talking to the neighbouring resident that the rear access will only bear 3 tons and is only 12 foot wide; the wooden bridge over the stream cannot be used for construction vehicles.

Access on Operation: Noted comments. The Parish Council has concerns over waste bin emptying via the rear access. There is the question of the rear right of way and there is little space for bins at the end of the rear drive. The adjacent pavement cannot be littered with waste bins. It is assumed that the applicant would deal with this in the appropriate manner.

Concerns over delivery vehicles blocking what is a restricted junction. As before the Parish Council believe parking on the island would prove tempting. There is evidence of residents' cars already doing so.

Noise: The Parish Council's original comments about noise disturbance to neighbours still stand, especially as the use will intensify with the attractiveness of the venue, and some will be commercial use for longer hours.

Traffic and Parking: Parish Council notes the comments made, and have yet to see the details of the Sustainable Transport Statement. The Parish Council re-iterates concerns over parking on a sharp blind corner.

Terrace Café: Having seen the amended plans including proposed removable barriers, the Parish Council have concerns as to their construction and efficiency.

Additionally:

Drainage: The Parish Council notes drainage issues raised by a resident and assume this will be dealt with by Building Regulations.

Materials: Members present would prefer timber (not aluminium clad) in a Conservation Area and support the request from Impington Parish Council for continuation of the string of red brick at front.

Lighting: The Parish Council would wish to see a condition that exterior lighting be switched off after 11pm.

Party Wall The Red cross hut in the rear courtyard of the church halls is to be demolished; one of its walls forms a party wall with the neighbour at No 1a Park Lane. The Parish Council assumes that any alterations to that wall will be dealt with by means of a party wall agreement between the applicant and that neighbour

All members acknowledged the request for reconsideration and full discussion and debate was held.

Issues covered:

- Central site and need for facilities in community
- Previous failed attempts to redevelop
- Conservation design issues
- The need to try to limit parking

Finally **AGREED** to make **NO RECOMMENDATION**, proposed Cllr Emmines, seconded Cllr Parish all in favour stating that the planning committee still has a number of issues and concerns as above which need resolving and **if the planning authority was minded to approve** the application appropriate **conditions** be put in place to alleviate those issues and concerns. In particular there would need to be conditions covering at least:

- Exterior lights extinguished after 11 pm
- No construction access to rear
- Waste management
- Conservation and design issues
- Removable barrier design and appearance
- Sight and acceptance of Sustainable Transport Strategy
- Delivery arrangements once operational
- Full Contractors and Construction Scheme

**Conservation Area Application**

As above making **NO RECOMMENDATION** with additional comments on:

- Façade facing the street in a Conservation Area
- Use of aluminium instead of wood and the overly-modern approach, out of character

155.3 S/0002/11 Miss Watts, 20 Merton Road – Two storey side and rear extension. All **AGREED** to **RECOMMEND APPROVAL**

155.4 S/0066/11 Mr & Mrs Huggins, 2 Orchard Road – Construction of a two storey side extension to form a dining room/ play room on the ground floor and further bedroom on the first floor. Following inspection of previous plans approved by SCDC in 2007, all **AGREED** to **RECOMMEND APPROVAL**

155.5 S/0073/11 The Strategic Land Partnership LLP, 49 Station Road – Variations to Condition 5 (approved plan numbers) and 13 (visibility splays) of planning consent reference S/0307/08/F. Committee inspected “minor material amendments” and **AGREED** to make **NO RECOMMENDATION**, commenting that after several attempts to ensure the development fitted the street scene, retained the beech hedge as much as possible (now a gap 3 times as large), and included metal railings (now replaced by a low timber fence) the Parish Council strongly feel this to be retrograde step and to the detriment of the façade

155.6 S/0078/11 Mr & Mrs Simon Kerss, 19 St Audreys Close – Single storey front extension and two storey rear extension. Committee had no objection to the rear extension but felt the front extension to be out of keeping with the rest of the terrace. All **AGREED** to **RECOMMEND REFUSAL** for this reason

155.7 S/0117/11 Mr Guillermo Blanco, 26 Saffron Road – Single storey side extension. Following inspection of previous application not yet determined all **AGREED** to **RECOMMEND APPROVAL**

### **REFUSALS AND ACCEPTANCES**

### **Parish Recommendation**

#### **Granted**

P10/156.1	S/2007/10 Mr Trevor Silk, 4 Home Close – Single storey Extension	Approval
156.2	S/2187/10 Mr Ian Hall, 13 Harding Way – Single storey front and rear extension with addition of pitched roof upon existing side flat roof	Approval
156.3	S/1788/10 Mrs Belinda Benton, 6 West Road – Single storey rear extension	Refusal

#### **Refused**

156.4	S/1914/10 Mr Sam Willet, Land to North of Moor Drove – Change of use of land from agricultural to Gypsy/Traveller pitch	Refusal
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### **GUIDED BUSWAY**

P10/157.1 Nothing to report

### **NORTHSTOWE AND JAG ISSUES**

P10/158 Minutes of meeting held 12 January held on file

### **OTHER PLANNING CORRESPONDENCE AND REPORTS**

P10/159.1 Tree works applications 15 Station Road, 30 High Street (Tesco) with Tree Warden for comment

159.2 Email from Histon Hornets advising a full planning application to be submitted for tea hut on Recreation Ground. Noted as joint land owners

159.3 Banner in High Street (Conservation Area) for TV Switch Over – SCDC advise Countrywide consent had been agreed for a temporary period. **Agreed** to write to Enforcement Officer advising too big for a Conservation Area

159.4 Histon Football Club Tree Replacement Notice – Noted Impington Parish Council invited to meet with SCDC and HFC Holdings representatives to discuss and conciliate

159.5 Next agenda S/0146/11 Mr & Mrs R Kidd, 11 Shirley Road – extension

P10/160 Date of next meeting: 24 February 2011

Meeting closed at 9.30 p.m.

DRAFT