

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 15th FEBRUARY 2011
7.30 p.m. at Parish Office, New Road, Impington

Present: Brian Ing (Chair), Denis Payne, Paul Manser, Hoods Abdullah, Geoff Payne

Pages: 2

Clerk: Chelsea Presland

MEMBERS' DECLARATIONS OF INTEREST

- P10/138 D W Payne declared a personal interest; Item 140.1 - 2 Pepys Terrace (worked with applicant)
D W Payne declared a personal interest; Items 145.3, 145.4 - Merrington Place (lives nearby)
P A Manser declared a personal interest; Item 142.1 - 10 College Road (lives nearby)

TO SIGN AND APPROVE MINUTES OF MEETING 25th JANUARY 2011

- P10/139 All **AGREED** to sign as a correct record

MATTERS ARISING FROM PREVIOUS MINUTES

- P10/140.1 S/2276/10 Mr Bob Tonks, 2 Pepys Terrace – Cllr D W Payne declared personal interest. Further letter of objection received, to be emailed to all Councillors. Dist Cllr Mason has requested determination by Committee

NEW PLANNING APPLICATIONS

- P10/141.1 S/2101/10 Mrs David Brown, 10 College Road – Conversion and extension of studio to form new dwelling. **Amendment** plans showing existing outbuildings at 12 College Road. Cllr Manser declared a personal interest. **For information only.** Noted
- 141.2 S/2273/10 Mrs Ruth Allgood, Cambridge Lea Hospital, New Road – Extension to existing car park. **Amendment**, planning statement of special circumstances. **For information only.** Noted
- 141.3 S/2258/10 Histon Parochial Church Council, St Andrews Church Halls, School Hill, Histon – 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 for reconsideration.**
- 141.4 S/2259/10 Histon Parochial Church, St Andrews Church Halls, School Hill, Histon – 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 For reconsideration.** Committee looked at both applications together, for full permission and Conservation Area permission. The Committee strongly support the intention and most of the design aspects of this application in a Conservation Area at the end of the short settlement High Street which will determine strongly the character of the heart of the village. Previously concerns expressed over 2 key aspects and despite written submissions from the applicants, not supported by attendance at either of the meetings, the Committee still hold to previous opinion. It is noted that the site is at a poorly laid out highway junction bend and has an island which confuses many unaware driver. The proposed development plans include 150 seats in one hall and this indicates much more extensive visitor numbers than current usage. Parking, drop-off access for these numbers needs proper consideration. In addition during construction, the lack of strong enough bridge prevents most delivery access using the rear approach.

The Committee strongly feel that it is at the planning stage these issues should be addressed. The applicants have not (by their own admission) consulted the Highways Authority

The importance of this site requires discussion not only with Highways Authority, but also with planners and the Parish Councils to achieve a design which will facilitate future sustainable use of this important facility

In addition the Committee note that the development will retain some of the character of the current 100 year old plus building. In a village Conservation Area, the iconic course of bricks should still be sought, a design feature of this village to be incorporated

In Summary, the Committee are still of the view that planning permission should not be given at this time. Our initial recommendation was for refusal but our objections could be met by a

DEFERRAL by the South Cambs District Council Planning Committee with a requirement that a full involvement of all parties in designing to mitigate the issues raised

- 141.5 S/2310/10 Mr D Marks, 57 New Road – First Floor and Ground Floor Rear Extensions.
AGREED to **recommend REFUSAL** as breaks up roof line, and contrary to application forms as appears to be built already. Given all other houses extended sympathetically on that road, it is out of style and character

REFUSALS AND ACCEPTANCES

Parish Recommendation

Granted:

- P10/142.1 S/2101/10 Mr & Mrs Brown, 10 College Road – Conversion and Extension of Studio to form new dwelling **Refusal**
- 142.2 S/2231/10 Mr J Chatfield, 2 Parr Close – Single Storey side extension to dwelling **No Recommendation**

GUIDED BUSWAY ISSUES

- P10/143.1 Cllr D W Payne highlighted article in local newspaper explaining the deadline for 2 February was not met, Mark Lloyd CEO has written to Bam Nuttall with dismay

JAG & NORTHSTOWE ISSUES

- P10/144.1 Cllr D W Payne attending HGV meeting

OTHER PLANNING CORRESPONDENCE & REPORTS

- P10/145.1 Tree Works – Woodlands, Burgoynes Road; Burgoynes House, Burgoynes Road. With Tree Warden for comment
- 145.2 Recreation Ground Request to Parish Councils from Histon Hornets for agreement for a full planning permission (currently temporary use) to be submitted for tea hut. IPC are supportive of the approach as land owners, noted formal permission is required from joint land owners
- 145.3 Merrington Place Cllr D W Payne declared personal interest. Advice that no Virgin Media cables installed, BT cables only. Clerk emailed Keith Miles SCDC for advice. Deferred until further guidance from Keith Miles received
- 145.4 S/1847/10 Land west of Merrington Place (Nathanial Gardens) Report on Planning Committee 2 February attended by Cllr Ing. Permission granted with conditions. Meeting with developers planned 16 February
- 145.5 Journal of Local Planning invitation to subscribe £50 p.a. Agreed to look into alternatives, example provided by Cllr D W Payne, to be forwarded to all. Clerk to chase Jo Mills (cc Linda Brown) regarding Parish Planning Forum presentations
- P10/146 Tuesday 1st March 2011, if required. Meeting closed 8:47 pm