

**MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING TUESDAY 8<sup>th</sup> MARCH 2011**  
**7.30 p.m. at Parish Office, New Road, Impington**

Present: Brian Ing (Chair), Denis Payne, Hooda Abdullah, Paul Manser, Geoff Payne, Max Parish (also representing Histon PC) Pages: 3  
STAC: Nigel Walters (Architect), Colin Alexander, Paul Glass, Stephen Tromans Clerk: Angela Young

**MEMBERS' DECLARATIONS OF INTEREST**

P10/147 None

**TO SIGN AND APPROVE MINUTES OF MEETING 15<sup>th</sup> FEBRUARY 2011**

P10/148 All **AGREED** to sign as a correct record

At this point Chairman suspended Standing Orders with agreement of Committee to bring forward item 149.5

**MATTERS ARISING FROM PREVIOUS MINUTES**

P10/149.1 S/2276/10 Mr Bob Tonks, 2 Pepys Terrace – Cllr Ing attended SCDC Planning Committee 2 March. Application approved with a condition covering car parking provision

149.2 Item 145.3 Merrington Place No response yet received from Keith Miles regarding cable installation. Agreed to remove from outstanding list

149.3 Item 145.4 S/1847/10 Land West Of Merrington Place (Nathaniel Gardens) notes from drainage meeting 16<sup>th</sup> February copied for all. Naming of Phase 2 discussed and agreed to provide all 3 District Cllrs with notes from Mrs Whitehead on naming preferences

149.4 Item 145.5 Parish Planning Forum Presentations chased, no reply as yet

149.5 Item 141.3 S/2258/10 Histon Parochial Church Council, St Andrews Church Halls, School Hill Dist Cllr for Histon and Impington has asked for application to go to SCDC Planning Committee, April 2011. At this stage and with agreement of Committee, Chairman had suspended standing orders to allow all 4 project members to address Committee

Chairmen welcomed all to the meeting and hoped the attendance would overcome previous lack of communication. Noting the Parish Councils concerns over road safety and brickwork design. Mr Walters and Mr Tromans led the sessions for STAC and highlighted issues covering:

- View of STAC that was a continuity of use with increase of people through the building
- Significant improvement in pedestrian access to the site, with point of access over to left 1.5 m back from pavement, no threshold to trip over
- Existing junction is already dangerous, will not increase its dangers. No responsibility for STAC as "continuation of use" and not an impact on the junction
- Comment that any improvements put in place may necessitate removal of tree on island
- Highways have not raised issues of parking
- STAC felt the project members being local put them in the place of " Investors in Local People"
- Would care about the community impact with a clear Duty of Care to the people in their village
- Government policy to limit car use in Planning Development
- Business Plan has been carried out
- Newly added "barrier" for Café, no specification yet but to be designed to fit street scene and act as a preventative for safety of children and others
- Red line of bricks – Parish Council felt gave a "sense of place". STAC architect feels to include as a "non matching" design devalues the original.

Councillors Raised queries on:

- Increase in use and therefore traffic expected by the Parish Council, but apparently not STAC
- Has parking space provision been studied elsewhere in vicinity? STAC confirm not but state some use in daytime already for existing pre school and out of school activities
- Concern that increased evening usage and café will encourage others to attend by vehicle. STAC believe increase would be negligible as may already visit village and this an additional attraction for other businesses. Concern over impact on local tradespeople during construction

- Construction phase parking and deliveries. Contractor discussions and agreements key. Lack of off-site provision and policing raised. Stipulations may be possible to cover number of vehicles at one time and method statements to be in place.
- Concern over double parking temptations when dropping off for functions (150 attendees possible)
- No disabled access/parking
- Private hire plans
- Displacement of current users during construction
- Application for community grant from SCDC – STAC confirm intention to give as wide an appeal as possible to community

STAC members requested Impington Parish Council to reconsider recommendation of Refusal. Standing Orders reinstated

Members re-iterated the Parish Council could only comment on what proposed. Chance to discuss had been welcomed. Procedure for re-consideration to be investigated with SCDC. Next agenda if appropriate.

All members continued to express support for the scheme, and re-iterate fact would have preferred “Deferral” as a recommendation, but not an option available to them. If able to reconsider under processes members would hope to have a vote based on knowledge gained and only accept new information prior to vote. STAC members left the meeting

### **NEW PLANNING APPLICATIONS**

- P10/150.1 S/0100/11 Livia Ltd Chieftain Way Orchard Park – 138 bedroom hotel. Discharge of conditions S/0428/10/F. S/1428/10/F Amendment “Provision of additional linen delivery parking bay. Noted
- 150.2 S/0185/11 Mr & Mrs Anthony Jenkins, 94 Mill Lane – Two storey rear extension and erection of detached rear office/study. Looked at photos provided by Cllr Ing. Noting high pitched roof, being in consistent and visible from Drake Way **AGREED to recommend REFUSAL** based on height of roofline and unacceptable impact on street scene
- 150.3 S/0199/11 Mr Ben Cinque, 8 Mill Road – Single storey rear extensions of existing house and demolition of existing garage and erection of 2 bedroom dwelling. **AGREED to make NO RECOMMENDATION**
- 150.4 S/0261/11 Mr Andy Efford 9 Cooke Walk – First Floor extension above garage and insertion of first floor window to south side elevation. **AGREED to make NO RECOMMENDATION**

### **REFUSALS AND ACCEPTANCES**

Parish Recommendation

#### **Granted:**

- P10/151.1 S/2273/10 Mrs Ruth Allgood, Spire Cambridge Lea Hospital – Extension car park **Approved**  
 Agreed to write to Mrs Allgood to arrange a meeting to discuss non-upkeep of balancing pond
- 151.2 S/ 2310/10 Mr D Marks, 57 New Road – First floor and ground floor rear extension **Refusal**  
 Agreed to request D Cllr Mason to look at inconsistencies of approach, particularly in regard to S/2346/06/F 11 St Andrews Way (refused 2007)

### **GUIDED BUSWAY ISSUES**

- P10/152 Nothing to report

### **JAG & NORTHSTOWE ISSUES**

- P10/153.1 Minutes of meeting to discuss former RAF Oakington buildings and structures 4<sup>th</sup> February received, held on file together with Homes & Communities Agency press statement 1 March. Noted Peter Studdert to retire March 2011

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

- P10/154.1 Tree Works Burgoynes Road, Burgoynes House – Tree Warden no objections
- 154.2 PIPA Bulletin – Committee considered introducing a policy with respect to National consultations. Cllr D W Payne registered with PIPA, agreed Parish Council to sign up. Noted

two consultations currently running on “Community Right To Buy”, “Pre- Application Consultations with Communities” arising from the Localism Bill. Agreed to monitor opportunities via PIPA . Cllr D W Payne delegated to respond to “Pre-Application Consultation with Communities”. “Consultations” to be standard agenda heading from now.

154.3 Histon Football Club Hearing 28 February – appeal dismissed and fine stands. Concerns that now too late for replacement planting this season

154.4 Planning Application Determination Process flowcharts supplied by SCDC

154.5 Cambridgeshire County Council – Consultation on changes and reductions to some bus services, **views requested by 11<sup>th</sup> March 4pm**. Report provided from Histon Parish Council, and further report received on low responses to website article and hisimp chat, lack of communication from Stagecoach. Responses to Cambs County Council consultation, and letters to Stagecoach and Traffic Commissioner agreed. Cllr Ing to oversee.

154.6 South Cambridgeshire District Council latest occupations for Orchard Park held on file

P10/155 Tuesday 29<sup>th</sup> March 2011

Meeting closed 10 pm

DRAFT