

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING

HELD THURSDAY 3rd APRIL 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, M P Barrett, R K Wynn

Clerk: Mrs A J Young

1 Matters Arising from Planning meeting 20 March 2003

Nursery School Amended application now in for comment. Item 2

Chivers Office Site The developer's consultants had been offered 15 May to attend a Histon Planning meeting. Meeting with Jem Belcham and Keith Miles continued to be sought
A Buck – land rear of 28 High Street e mail correspondence with SCDC and receipt of a copy of the deed had clarified land ownership. BT owned the access to the SCDC car park, with South Cambs having right of way over it. Agreed to ask Planning Department to confirm application would be refused as plans showed incorrect ownership.

Adj 1 Normanton Way Copy letter of objection from neighbour held on file

2 New applications

S/2379/01/O (amended) Gallaghers Estates Limited and Lands Improvements Holdings plc, Arbury Camps – Development comprising residential, employment, retail leisure social/community, open space, educational and associated transport infrastructure

Council continued to find it difficult to comment on outline applications for the site Masterplan, school and HRCC whilst a full application had been submitted for part of the Highways Infrastructure. The up to date plan had not been provided but the Parish Council had been referred to the plan in the Gallaghers newsletter dated February 2003. Following lengthy discussion, all agreed that following the introduction of the HRCC the Mixed Use now shown on the south west corner was not in keeping with the Structure Plan or the Northern Fringe gateway policy and that the recent reduction in open space by .8 ha was to be deplored. Some discussion took place on the definition of open spaces and the Adopted Local Plan policy R4 (para 7.08) detailing the NPFA standard recommending 6 acres per 1,000 population which is approx 1.5 acres per 100 houses. Rough calculations showed a need for 7.29 acres but a proposal for only 5.2. Part of the proposed provision was on the major traffic route through the site and therefore practically unusable. Open space was not defined and, it was felt, needed to be so. Agreed therefore to **RECOMMEND REFUSAL**

S/0352/03/F Gallaghers Estates Limited and Lands Improvements Holdings plc, Arbury Camps – Highways Infrastructure

Discussion took place on the County Council's Transport Plan, which appeared incompatible with this application. Agreed to **RECOMMEND REFUSAL** on the grounds of prematurity.

S/0157/03/O Gallaghers Estates Limited and Lands Improvements Holdings plc, Arbury Camps – Primary School and Ancillary development

Full discussion took place on the affect on open space provision of relocating the school and the problems seen locally with shared playing fields use with the public and schools. Agreed to support Impington Parish Council on their comments on the application regarding layout, design etc, and to **RECOMMEND REFUSAL**

S/0158/03/O Gallagher Estates Limited and Lands Improvements Holdings plc, Arbury Camps – Historical Resource and Cultural Centre and Ancillary Development

Noting the comments at Histon Planning meeting held 20 March, agreed to **RECOMMEND REFUSAL** in its current site, due to the resultant siting of the Mixed Use space

S/0349/03/F (amended) G Jones, 5 New School Road – retention of garage Amendment for information only. Noted

S/1847/02/F (amended) D Dunn, 104 Cottenham Road – bedroom to rear in lieu of bathroom For information only. Committee all felt that this amendment should have taken the form of a new application and AGREED to write to SCDC accordingly

S/0520/03/F A Alderton, 7a Priors Close – single storey rear extension All AGREED to **RECOMMEND APPROVAL**

S/0543/03/F Mr & Mrs P Goddard, 36 Youngman Avenue – single storey extension to front All AGREED to **RECOMMEND APPROVAL**

S/0564/03/F R J Warner, 26 Shirley Road – amateur radio mast Discussion took place on possibilities of interference and retraction mechanism and the type and number of antennae likely to be required. It was noted the immediate neighbours had apparently no objection. All AGREED to **RECOMMEND REFUSAL** based on visual interference in the neighbourhood as a whole and commenting on lack of detail/understanding of antennae needs.

S/0575/03/F Cambs County Council, Infants School, New School Road – temporary relocation of 6 bay mobile building, kitchen and dining facilities up to 10 months pending permanent

Some considerable discussion took place on the proposed use of the playing field for the temporary permission. The Committee regrettably but unanimously decided to **RECOMMEND REFUSAL**, continuing to object strongly to the use of the present school field for any purpose other than recreation. The recent designation as a PVAA under the Inspectors modifications would be re-iterated. The Committee's view was it should be located in the Infant School playground

S/0577/03/F Histon Methodist Church, High Street – rear toilet extension and internal alterations to kitchen Cllr Wynn declared an interest as a Church member. Following close inspection of the plans, all remaining members AGREED to **RECOMMEND APPROVAL**

S/0608/03/F Korten Limited, The Green – erection of 4 houses and conversion to 4 flats of former chapel

The original application had gone to Appeal and this application had been lodged in parallel, for 4 houses in place of 2. The Committee felt this to be an overdevelopment of the site in a sensitive area. Traffic if it was felt would be a problem, particularly at the shared access to the west of the Green. It was known that a new application had been made for the rear of 5a and 5b The Green and because the site was served by a common access the Committee took note of this development. AGREED to **RECOMMEND REFUSAL** stating all applications on this site should be subject to a survey on the road; the Committee dispute the drainage assessment as provided, particularly noting that 3.1 was completely inaccurate, and re-iterating flooding in recent years. A site visit would be recommended.

S/0611/03/F Mr & Mrs J Powell, 4 Croft Close – 2 storey side extension to replace garage; single storey front and rear All AGREED to **RECOMMEND APPROVAL**

S/0134/03/CC (amended) Cambs County Council, Histon Nursery School – extension and alterations - supplementary planning statement

Amended plans showed a change to parking arrangements opposite the school entrance and an earth bund at front of parking at Baptist Church. Some trees planted on the rear boundary did not now show on the revised plans. A supplementary statement was supplied to answer objections raised to date, including an objection by Sport England. The Committee could see no reason to change their original objection to the scheme. The issue of determination proper on the parking aspect believed to be the decision for SCDC would be re-iterated. It was felt a formal agreement should be entered into with the Church before planning permission could be considered, and therefore felt this application was premature. Chairman to respond to points raised in supplementary document on behalf of the Council and responding to County by 8 April.

Refusal and Acceptances by SCDC:

S/0215/03/F Mr C Osborne, land at Cottenham Road – mobile home – refused contrary to SP4/5 and SP12/1, H5 SE13 (all protection for rural character of countryside) and SP18/3 GB3/1 GB2 (no functional and financial justification has been submitted to justify siting a mobile home in the Green Belt)

S/0100/03/F K Dyson, 44 Parlour Close – extensions – granted

S/0042/03/CC Cambs County Council, Infants School, New Road – single storey extension to create main hall, stores, kitchen, WCs, plant room, headteachers office and reception/office with link corridor and alteration of existing hall to create 2 classrooms – granted

S/0249/03/F Mr & Mrs McAllister, 124 Cottenham Road – conservatory – granted

S/0244/03/F Mr Gilson, 17 Glebe Way – conservatory – granted

S/0254/03/F Mr & Mrs R Roe, 39 Kay Hitch Way – extension – granted

S/0219/03/F SCDC, 36 Glebe Way – vehicular access – granted (adequate space to be provided to enable vehicles to enter and leave in forward gear, park clear of public highway)

4 Planning Correspondence / Planning Matters

SCDC Extract from report to Development and Conservation Control Committee S/0043/03/LB and 0044/03/F Mr & Mrs Holmes, 46-52 Station Road – alterations and extension to dwelling and repositioning of boundary gate. Parish Council had recommended approval. Officers recommendation Refusal. Outcome not yet known

CPRE Communities Not Concrete campaign. To be placed in circulation file

SCDC Appeal 5a and 5b The Green, 2 houses and garages

5a & 5b The Green Letter from resident of Newmarket requesting consideration be given to naming any new development after Mr Charles Lawson. To be held on file

SCDC Village Facilities Grants Council asked to support the application to be made by the Millennium Halls Limited. To be discussed at full Council

Next meeting due **THURSDAY 17 APRIL 2003**

Closed 10.10 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING

HELD THURSDAY 17th APRIL 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, M P Barrett, P E Harris, A J Eade
Clerk: Mrs A J Young

3 Matters Arising from Planning meeting 3 April 2003

Nursery School Response to CCC had not yet been made. Chairman undertook to send in for 22 April. Go-East had indicated there was no news yet on the First Secretary of State's consideration of the case. Ms Snape was in regular contact with Ms Wass at CCC
Chivers site 15 May remained a possibility for the developer's consultants to attend a planning committee. SCDC to be chased for a pre-meeting date with the Chairman
Land rear of 28 High Street Acknowledgement only received to date
S/0611/03/F Mr & Mrs Powell, 4 Croft Close Copy letter of objection from neighbours held on file. Committee felt unable to change their view on this application

4 New applications

S/2353/01/F Christie & Lane, 3 & 4 Allington Close – amended plans (for info only) showing an addition of a rooflight. NOTED

S/0695/03/F M Davies, 23 Narrow Lane – single storey extension Following some lengthy discussion on the open plan nature of the gardens along Narrow Lane, all AGREED to **RECOMMEND APPROVAL**

S/0697/03/F Mr & Mrs A Bown, 41 Park Lane – single storey side extension All AGREED to **RECOMMEND APPROVAL**

S/0617/03/F and 0663/03/O Hogger Homes Ltd, land r/o 5a and 5b The Green – 2 houses and garages / 2 dwellings (renewal of time limited permission 1295/99) Application to run in parallel with application now at appeal. All AGREED to **RECOMMEND REFUSAL** on same grounds as previously, centred round traffic problems

3 Refusal and Acceptances by SCDC:

None

4 Planning Correspondence / Planning Matters

Copy of a press release from John Prescott MP referring to delivering sustainable communities noted

Tree works. Tree Warden had no objection to tree works at 20 Cottenham Road

Next meeting due **THURSDAY 15 MAY 2003**

Closed 8.15 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING

HELD THURSDAY 15th MAY 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, M P Barrett, I A Levitt

Clerk: Mrs A J Young

5 Matters Arising from Planning meeting 17 April 2003

Nursery School Response to CCC had been submitted. SCDC had confirmed a legal ruling was awaited on development rights for the car parking aspect and had advised they had objected to the school extension and also "without prejudice to any legal ruling" to the car park aspect. A copy letter from CCC to James Paice indicated their continued belief that the County Council should decide the whole application

Chivers Site Developers had confirmed they would attend Histon Planning Committee on 29 May. This to be held at Kay Hitch Way Community Room

Land rear of 28 High Street Agreed to chase SCDC for a response to letter sent 7 April asking if the planning application had been refused due to non-ownership by the applicant of the access land shown

6 New applications

S/0792/03/O Mr & Mrs R G Markey – land adj 22 Cottenham Road (fronting Clay Street) – house and garage (the site being that of "Dodds Pond". Following some discussion on other recent build in the same area, the first of which had been allowed only on appeal, all AGREED to **RECOMMEND REFUSAL** on grounds of cramped form of development; inadequate parking; three recent builds not shown on site plan. Also agreed to request a condition stopping future development on the site were the District minded to approve

S/0955/03/F Mr V Fasano – 10 Pease Way Extension. Following long discussion on the former use of the land as a landfill site, all AGREED to **RECOMMEND APPROVAL** but to comment on the need for adequate foundations.

4 plans had been received which would be on the agenda 29 May. Planning Committee inspected the plans in advance of decisions to be made and Councillors were encouraged to have a look at the sites prior to next meeting.

S/0890/03/F Dr A Fertig and T Murrell, land rear of 13 and 15 Park Lane (access via Park Avenue) – house and garage. The Committee commented this seemed to be an overdevelopment on a restricted plot. It was noted an electricity sub station was sited to the boundary.

S/1040/03/F OEC Cambridge Limited – 14 High Street change of use Bakery to Beauty Salon. The Committee commented that the lack of parking provision may be an issue

S/0963/03/F Mr & Mrs Hovells, 67 Parlour Close – extension. The Planning Committee considered there to be no adverse planning consideration

S/0881/03/F Premier Foods Limited, the Orchard, Chivers Way – extension to provide a workshop and canopy and siting of portable buildings for security building and kitchen/staff/office block. The Committee noted the extensions were spread over the site

7 Refusal and Acceptances by SCDC:

SCDC DECISION

PARISH COUNCIL recommendation

S/0564/03/F R J Warner, 26 Shirley Road – amateur radio mast

APPROVE

REFUSAL

S/0543/03/F Mr & Mrs P Goddard, 36 Youngman Avenue – extension

APPROVE

APPROVE

S/0520/03/F A Alderton, 7a Priors Close – extension **APPROVE**

APPROVE

S/2353/01/F Mr & Mrs Christie, 3 Allington Close – extension (amended)

APPROVE

NO RECOMMENDATION

S/0045/03/F Mr & Mrs Holmes, 46-52 Station Road – garage/store

REFUSE (Contrary CS8 of Local Plan likely to increase risk of flooding)

APPROVE

S/0044/03/F Mr & Mrs Homes, 46-52 Station Road – extension and repositioning of boundary gate **APPROVE**

APPROVE

S/0043/03/LB Mr & Mrs Holmes, 46-52 Station Road – listed building as above

APPROVE (6 conditions including single glazed, puttied without beading, timber construction, and roof to be natural quarried slate)

APPROVE

S/0349/03/F G Jones, 5 New School Road – extension **APPROVE**

APPROVE

4 Planning Correspondence

Etheldred House Dist Cllr Davies had copied his objection to SCDC to Histon Parish Council, based on over-development and parking problems. It was understood the planners were holding further discussions with the property developers

WSP Minutes for meeting held 3 April and agenda for September received. To be copied to Cllrs Parish and Mason for information

C/03/0282/O Cty Cllr Gooden had advised of a planning application with City Council for an unspecified number of dwellings on 4.17ha of NIAB land off Huntingdon Road

Communities Workshop on Arbury Camp Abington 16 May. Cllr Mason was to attend on behalf of Histon Parish Council. The Committee agreed he should make enquiries about the future management of the open spaces and recreation facilities

Immigration Reception Centre Oakington Barracks Copy letter from District Council to CgMs stating intention not to object to continuation of use, subject to continued compliance with conditions imposed in 1999 (excluding Condition 1)

Next meeting due **THURSDAY 29 MAY 2003**

Closed 9 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING

HELD THURSDAY 29th MAY 2003 7.30 p.m. at Kay Hitch Way Community Centre, Kay Hitch Way, Histon

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, M P Barrett, N S Davies, J A Muncey, C L Jones, V A Taylor; Impington PCllr D W Payne; South Cambs District Council officers Jem Belcham and Keith Miles; Taylor Woodrow representatives: Neil Osborne, Richard Colson both Chartered Town Planners (Bedford), and John Barretta, Consultant Architect
Clerk: Mrs A J Young

The Chairman introduced South Cambs officers and the developer's consultants. Standing Orders were suspended, all in favour, and No 4 brought forward on the agenda

4 Presentation by Potential Developers at Chivers Hartley Site

Mr Osborne outlined talks already held with South Cambs officers since October 2002 following part of the Chivers Hartley site having been advertised for sale through Bidwells. From guidance given by South Cambs, the consultants felt they were broadly on the right track with an indicative plan showing 57 dwellings for the site and displayed at the meeting. South Cambs had suggested next step would be to advise Parish Council of these plans. He confirmed the Northern Area Corridor Transport Plan, educational requirements, physical access, open space were all issues which had been discussed at an early stage and gave some detail of current way of thinking on those, and believed the proposals were reasonably robust in terms of District policy and National Government policy. He encouraged feedback from Parish Council and felt plans as shown would shortly form the basis of a planning application. Also stated that County Highways had given an assurance that Kay Hitch Way was an appropriate means of access, subject to some re-radiusing of kerbs and junction and in fact the Highways had indicated they would accept up to 80 dwellings by this access, following successful demonstration by consultants that commercial type vehicles can turn off Station Road into Kay Hitch Way.

Mr Osborne advised the main office block to the site had been acquired by Renbridge Developments for continued administrative use

Mr Barretta explained how he had looked at the character of Histon and the site and its immediate surrounds before designing units focussing on family units with gardens, at a density of 50 per ha (current guide 30-50). Plans currently showed 6 x 2 bedroom house (Assendon red); 6 x 3 bedroom house (Wessex white); 5 x 3 bed house (Woodstock white); 15 x 3 bed house (Aston); 8 x 3 bed house (Griffin) and some affordable housing (likely to be for rent) 12 x 1 bed flats and 5 x 2 bed houses, totalling 57. Car parking was at 150%. He pointed out care taken to ensure a good approach and setting were maintained and the proposal to use graduating heights leading from the existing bungalows in KHW to the 3 storey flats. Materials proposed were largely yellow buff brick with red brick to balance, with some rendered white and also painted brickwork.

Questions were then invited:

Cllr Parish had concerns over light and noise pollution from the industrial unit in use 7 days a week and already a problem for some areas, including Poplar Road. Mr Osborne pointed out units backed onto any noise source and an acoustic fence on that boundary to protect the gardens would be appropriate, but any concern raised by Environmental Health would be considered. He also felt flats may provide a partial screening. However, he felt this was now an issue for many, including those living near to a busy road.

Cllr Mason 1) reminded consultants that both Histon and Impington Parish Councils, who were regarded as one settlement for planning purposes, had objected to the claim by the Inspector in the Local Plan consultation that Histon & Impington should be designated as a Rural Growth Settlement. Mr Osborne confirmed South Cambs had fully appraised the team on the current state of consultation review. He spoke about sustainability of Histon based on closeness to the City and the fact that in terms of all Government lead, the site was under-used, and use of this brownfield land would take pressure off greenfield site somewhere else 2)_ Concern over traffic and highways, namely the generation from approx 80 parking spaces and problems with access onto Station Road and the B1049. Mr Osborne re-iterated Highways Authority were

satisfied that KHW was the best option 3) Query over the definition of affordable housing within the proposals. Mr Osborne explained 30% of the proposed site would be designated affordable and was likely to be for rent. 4) Drainage. Cllr Mason stressed surface water drainage and disposal was critical in this location and hoped the SCDC Land Drainage Officer would be involved. Mr Osborne was confident all necessary work was being done on this aspect. 5) Local Health services being full. Mr Osborne felt developers had little ability to address this issue but did indicate housing was being built largely because of decreasing household size due to issues such as divorce, longevity, spending power and so although housing figures increased, it was not necessarily increasing population

Cllr Harris strongly urged serious consideration to using Chivers Way rather than KHW for access to the site. Mr Osborne for the third time stressed the Highways Engineers' (both County and their own) view this had to be avoided due to high commercial vehicle use, parked cars etc. KHW at a 5.5m road was an appropriate route

Cllr Jones queried whether the Engineers had taken demographics of current residents into account when making these statements, being almost wholly elderly, or simply the road size. During discussion Mr Osborne pointed out that current residents had a less than average car ownership so technically the road could take more traffic than being proposed. Following question that family units should properly be placed at the rear of a site designed for elderly, Mr Osborne stated this was exactly how a design should be and KHW itself provided speed control distances from existing road patterns, ideal for this type of design. He felt unable to provide any information on who may populate proposed site, being an entirely free market, but would expect a predominance of newly married and young families.

Cllr Davies had concerns about access and safety of children/elderly in crossing the road, particularly the busy junction at Doctors surgery. Traffic lights he felt would be totally inappropriate at that site. Stressed that all local view was Chivers Way should be used as the access, not least to preserve the peaceful life currently enjoyed by the elderly residents of KHW. Mr Osborne responded that in his view the use of Chivers Way would be an utter social disaster with high risk of children running into the busy road and the priority in any design must be the creation of an environmentally safe area.

Cllr Payne 1) queried the source of maximum parking provision of 1.5 per dwelling. This PPG13. However, it was clarified the 12 flats would have 1 space only and also stated that there would be room for on-street parking 2) re-iterated previous concerns with healthcare provision 3) advised by Mr Miles that District Council would use PPG3 as the new settlement policy to be applied to change industrial use to residential which, if adopted, encourages maximum use of existing brownfield sites. Mr Miles continued that any policy to retain employment sites was not so important in Histon & Impington as large employment areas had historically been seen by local residents and Parish Council as a problem in terms of traffic generation. However, this was not an employment site, but a car park. Overall he stated there was more employment land in the Cambridge region than was required for the increased number of housing planned and there were definite benefits from carrying out this type of development on employment land.

Cllr Davies returned to access concerns and re-stated his belief that access should be through Chivers Way. The developers stated that social inclusion was required for any new development and some discussion took place on possible compromise, using pedestrian access and perhaps looking at an access out onto Chivers Way

Cllr Parish, Chairman summed up the discussions and thanked all who had attended for the chance to talk constructively.

The 3 developers consultants left the meeting

A short session of questions for District Council officers Mr Miles and Mr Belcham then followed. Cllr Payne asked about future expansion and access possibilities and the probable queues emerging from 80+ vehicles leaving the site each morning. The unfortunate short term thinking of County Highways on preferred access was discussed, with particular reference to Mowlam Close when Highways would not allow access onto the B1049 because no traffic lights could be sited there and lights had been installed exactly in that place once the access made onto New Road. Cllr Mason impressed on District officers he did not believe junction

adequate. Mr Belcham outlined past conditions on KHW site restricting it to no more than 35 dwellings due to lack of visibility. However, it was stressed that if all other parties and authorities maintained the KHW access was adequate, South Cambs Planning Committee would likely be led by that. Mr Miles clarified discussions held with South Cambs officers on the proposed development were of principle, which had been acceptable, but stressed that nothing discussed to date binds the District Council to matters of detail
Mr Miles was thanked for attending and left the meeting

Cllrs Parish, Mason, Davies, Harris, Barrett, Jones remained for the rest of the meeting

1 Matters Arising from Planning meeting 15 May 2003

Nursery School Mr Belcham advised a meeting had taken place 28 May. The matter remained an issue of community gain against community loss and some discussion had taken place on possibilities for improvements to be brought forward such as footpaths, raised crossing area. Questions had been raised about the nature of the additional staff and whether there was any possibility of these being located at Homerton Nursery, now also a Centre of Excellence. Mr Belcham advised both South Cambs and County Council remained opposed on loss of PVAA grounds. Further negotiations were taking place on leased car parking possibilities.

Land rear of 28 High Street Mr Belcham outlined history of site and advised South Cambs remained likely to refuse the application

Mr Belcham was thanked for attending and left the meeting after giving advance warning of a planning application in for Tesco Express signage at One Stop, in High Street. Standing orders were re-instated.

S/0564/03/F R J Warner, 26 Shirley Road amateur radio mast – approved. Copy petition letter to SCDC from 3 residents of Merton Road objecting strongly to the decision. Agreed to advise these residents to monitor the usage against projected percentage use given in the application and report to SCDC as appropriate.

Community Workshop on Arbury Camps Cllrs Mason and Davies reported on an interesting day where health care had been a major issue. Full report at next Parish Council meeting. Dist Cllr Davies had attended an informal meeting with Gallaghers on 20 May also for report at Full Council

2 New applications

S/0881/03/F Premier Foods Ltd, Chivers Way – workshop and canopy and siting of portable buildings for security building and kitchen/staff/office block Following close inspection agreed to **RECOMMEND APPROVAL**, commenting that the portacabin unit should be a suitable colour to blend in

S/0890/03/F Dr A Fertig & T Murrell, land rear of 13 & 15 Park Lane – house and garage Agreed to **RECOMMEND APPROVAL** with some concern expressed over the size and scale of the house

S/0963/03/F Mr & Mrs Hovells, 67 Parlour Close – extension Agreed to **RECOMMEND APPROVAL**

S/1040/03/F OEC Cambridge Limited, 14 High Street – change of use from bakers to beauty salon Following lengthy discussion, agreed to **RECOMMEND APPROVAL** expressing some concern over parking problems in the High Street

S/1090/03/F CHS Architects (Cambridge) Ltd, land adj 5 Winders Lane – house and garage (revised design for relocated garage) Following comparison to application already granted, agreed to **RECOMMEND REFUSAL** as re-siting of the garage closer to the house, and enlarging the garage, made previous comments on massing in relation to plot surroundings leading to domineering effect on a narrow lane more pertinent

3 Refusal and Acceptances by SCDC:

SCDC DECISION

PARISH COUNCIL
recommendation

S/0697/03/F Mr & Mrs A Bown, 41 Park Lane – extension **Granted** **Approve**

S/0390/03/F Mr & Mrs Betterman, adj 1 Normanton Way – reserved matters for house – **Granted** **No Recommendation**

S/0577/03/F Histon Methodist Church, High Street – extension – **Granted** **Approve**

5 Planning Correspondence

SCDC Planning Department Officers Recommendations for approval on applications for Kortens site and rear of 5a/5b The Green. Agreed Chairman and Cllr Mason to attend committee at South Cambs Hall on 4 June to take Parish Council 3 minute slot to speak on these applications

SCDC Parish Planning Pack 2 copies of planning guidance papers received, with meeting due 10 July where up to 2 Councillors could attend. Agreed to request further packs for the Council's use. Any Councillor wishing to attend session to see clerk

Next meeting due **THURSDAY 12 JUNE 2003** if any applications received

Closed 10.10 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 26th JUNE 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, M P Barrett, C L Jones, R K Wynn (in part),
Clerk: Mrs A J Young

8 Matters Arising from Planning meeting 29 May`

Chivers Hartley Site – meeting with Jeremy Tuttle, CCC Highways AGREED to invite Mr Tuttle to next Planning Committee meeting, 7.30 p.m. Thursday 17 July

Kortens / 5a and 5b The Green Site visit due Monday 30 June 3.20pm AGREED to advise the school of this. Following a full report made at Full Council 9.6.03, further discussion took place on the Highways recommendation that the access should serve 4 houses only. Chairman again to request 3 minutes at next South Cambs Planning meeting, 2 July

9 New applications

S/1157/03/F Mr & Mrs P Brown, 120 Cottenham Road – 2 storey and single storey rear extension With some discussion on the size of the proposal and light issues, all AGREED to **RECOMMEND APPROVAL**

S/1174/03/F & S/1175/03/LB J Webster 56 Station Road – replacement of sun lounge by larger conservatory, installation of new window and rooflight, 1.8m fence and gate.

1) car parking area was to be brought forward losing the ability to park a car in front of the car port. Previous owners were known by the Councillors present to have sustained damage to vehicles because of parking on-street on this dangerous corner 2) It was noted the property regularly flooded being adjacent to the 164 awarded drain and felt by one Councillor the Land Drainage Manager should be consulted 3) The design of the conservatory was felt to be incongruous, not in keeping with a listed building. For all these reasons, all Committee members AGREED to **RECOMMEND REFUSAL**

S/1221/03/LB & 1222/03/F Mr & Mrs P Biggs, Histon Manor, 20 Park Lane – alteration and extension of outbuilding to provide additional garaging and storage, resiting of attached closeboarded fence The application was a re-design of permission already granted. After careful inspection, all AGREED to **RECOMMEND APPROVAL** requesting conditions as previously given

S/0695/03/F M Davies, 23 Narrow Lane amended – revised roof design. For information only. Application granted

Cllr Wynn left the meeting

10 Refusal and Acceptances by SCDC:

SCDC DECISION

**PARISH COUNCIL
recommendation**

S/0963/03/F Mr & Mrs Hovells, 67 Parlour Close – extension **APPROVE**

APPROVE

S/0611/03/F Mr & Mrs J Powell, 4 Croft Close – extension **APPROVE**

APPROVE

S/0663/03/0 Hogger Homes Limited, r/o 5a/5b The Green – renewal of time limited permission 2 dwellings **APPROVE**

REFUSE

S/0955/03/F Mr V Fasano, 10 Pease Way – extension **APPROVE**

APPROVE

4 Waste Local Plan Modifications

Any comments due by 30 June. Cllr parish to read and consider if a response was required

5 Histon & Impington Infants School – recent planning application for temporary relocation of kitchen facilities

The Head teacher Mrs Daphne Tucker had contacted the Chairman regarding the Parish Council's objection to the recent application. Cllr Mason had subsequently attended the site with Mrs Tucker, for report back to Planning Committee members. Full discussion took place on the Parish Council's decision to object to use of the playing field for this purpose and the PVAA issue particularly with regard to the Nursery School application currently being considered. Mrs Tucker had explained the reasons for the school not feeling able to locate the kitchen in the playground or elsewhere on the school site. Following long discussion on this and the history of temporary buildings within schools, all agreed to write to Mrs Tucker explaining the Parish Council's reasons for feeling the PVAA was not the right answer for the accommodation problems, and urging the County Council to consider other options, perhaps a 2 storey temporary building. CCC had advised application to be considered by Development Control Committee on 21 July. Agreed Parish Council would not ask to speak

6 Planning Correspondence

Stop Stansted Expansion Papers provided

S/0792/03/O Mr & Mrs R G Markey, land adj 22 Cottenham Road application withdrawn
2 new plans received would be on the agenda 17 July for Aingers Road and Garden Walk.

The Committee looked at the plans briefly

Structure Plan Cllr Mason advised the County Council had not published 2 of the modifications including an amendment to a Class B development in sustainable villages. AGREED to write to Mark Vigor asking for the appropriate documentation for response by the Parish Council

Next meeting due **THURSDAY 17 JULY 2003**

Closed 8.50 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 17TH JULY 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr I M Parish (Chairman), Cllrs M J Mason, Eade, Jones, Davies, Munnely (in part); Cty Cllr Gooden

County Council Highways: Jeremy Tuttle; Joseph Whelan

Clerk: Mrs A J Young

4 members of the public; Celia Chappel SCDC Sheltered Housing Manager

All agreed to suspend standing orders to allow all present to speak and bring forward item 2 on the agenda

2 Discussion with Mr Jeremy Tuttle, County Highways re Chivers Hartley site

Mr Tuttle and Mr Whelan outlined pre-application discussions held between the applicant, County Highways and also SCDC at an early stage. They stressed repeatedly that at no point had Mr Tuttle been asked to comment on the suitability or otherwise of Chivers Way as an access to the proposed development despite contrary statements published by the developers consultants. Copies of letters to be provided to Mr Whelan, who would copy any response to the Council. A formal application had now been registered with SCDC, but details were awaited. Some considerable discussion took place on previous permissions granted and the status of the Doctors surgery ownership/use at that time. Questions were invited and points raised included:

- Q - Is access into Kay Hitch Way suitable for 57 additional dwellings? A – No, sub standard at present
- Q – What can be done to make it suitable for further 50+ houses? A – Under Government guidelines, visibility splays (currently 4.6 x 45m and 4.5 x 45m) built out to a position of safety (4.5 x 70m minimum required on minor road onto major route); remove parking bay opposite (outside pharmacy)
- Q – If made suitable for extra 57 now, what would be maximum suitable for future years? A – only tested for 80 now under the PICADE test. This national test addressed morning and evening peak traffic flow issues
- Q – what part would be design guide for estate roads in Cambs (1987) play? A – this was now superceded and defunct. KHW would be an estate road, with Station Road a secondary distributor road, not a primary
- Q – would parked cars along Station Road not cause visibility problems? A – under criteria used parked cars were not a permanent structure and therefore not taken into account. No plans for double yellow lines
- Q – Would a Section 106 agreement apply for road improvements? A – Yes
- Q – How did PICADE test reflect affluence, e.g. households likely to have 1 or 2 cars? A – using all information available, judgements were made with the analysis
- Q - would there be concerns over queues forming at the junction at peak times? A – traffic accessing and egressing would be spread across the day and traffic waiting safely in a queue. Following discussion it was accepted possible changes planned for traffic management in Cambridge Rd and Station Rd may impact this either way.
- Q – Could County look at Chivers Way as an access? A – the application was for KHW. If this proved unacceptable, then Chivers Way could be suggested as an alternative if appropriate. Anything else was working outside their remit.
- Q – would build out required at junction involve a compulsory purchase? A – No, it was up to developers to acquire land required. Purchase of it would enable adoption by the County Council, agreed use only would not although development may still be acceptable
- Q – would traffic lights at the proposed new junction be required? A – unknown at present. Would look into possibilities of including in any Section 106 as a “backstop” position

Also:

- Mrs Chappel (SCDC) pointed out the t junction within KHW was dangerous already. CCC agreed to consider
- CCC stated Station Road cannot be classified as a purely residential road (due to businesses, shops, surgery etc)
- CCC representatives gave figures for measuring capacity of a junction. All analysis was based on a base set of flows, all existing (including Doctors) would be included
- County representatives stressed planners had to remain objective in all cases and were tasked to work with developers to achieve solutions. Parish Council hoped County understood the depth of public feeling in all the concerns given.
- The overall plan for Histon & Impington under A14 Rat Run scheme was felt to be very important and relevant to this application. County agreed to liaise with David Brace in detail about proposals due to be presented to Parish Council in October.
- County were urged to consider addressing pedestrian safety with their Highways safety audit, especially as KHW was a sheltered unit and also the Doctors entrance itself. The increased likelihood of emergency services visits was also highlighted
- The Parish Council reminded the Highways representatives that Histon & Impington Parish Councils had objected strongly under District Council Local Plan review to classification as a Rural Growth Settlement
- Parish Council questioned Highways representatives carefully on any national guidelines on use of industrial roads for access to estates. There did not appear to be any specifically
- Recent surveys carried out on KHW showed no problems with parking outside of the designated bays, ie on-street parking. County agreed to review these findings. Parish Council were concerned Rapid Transit scheme may have an impact on parking in that area

Chairman summed up by thanking County reps for attending and sparing time to help the Council understand the issues. Parish Council remained unhappy about suitability of the access point at KHW and were concerned about the possible message to residents of using such a locally accepted unsuitable route. County Highways agreed to copy Cty Cllr Gooden into any future correspondence in that application. Mr Tuttle, Mr Whelan, Ms Chappel, 2 members of public left meeting

All agreed to proceed to item 3 on the agenda and bring forward planning applications for 50 Narrow Lane and a revised application for Histon Nursery School

3 New applications

S/1392/03/F H Gaskin, 50 Narrow Lane, erection of house and garage following demolition of existing bungalow and garage; S/1393/03/F H Gaskin, land rear of 50 Narrow Lane (fronting Glebe Way) Dwelling and Garage Outline permission had been given for both applications, one following appeal. Purchaser of property had now applied for full planning permission. Neighbours present had written to SCDC with comments, copied to the Parish Council. Following inspection of plans, agreed to **RECOMMEND REFUSAL** on the grounds that (1393) rear windows were contrary to a condition of granting on appeal; (1392) a deviation of outline permission, site layout plan 636/02 showing proposed dwelling further forward than outline permission indicated, causing potential for over-shadowing. Some discussion took place on requesting a condition for off-road unloading area but this was finally considered unnecessary, due to good size of site. However, agreed to request condition regarding access times for machinery to protect private part of Narrow Lane from damage. 2 members of the public left the meeting, and standing orders re-instated.

S/0134/03/CC Cambs County Council, land at Histon Nursery School, New School Road (amended application) Cllr Jones declared a personal interest as his child may be attending the school next year. Amended application showing:

- deletion of Associate Teacher Accommodation

- external play space reduced to DFES minimus, with corner of New School Road left open; structures eg pergola kept close to building
- introduction of bow top fencing along sensitive New School Road corner; widening of footpath along NSR to 2m
- deletion of parking at Histon Baptist Church, replace with reduced parking at IVC sports centre. Deletion of spaces opposite school on verge. Replace one disabled space

Full discussion took place on the history of this application and plans were carefully inspected. Cllr Munnely left the meeting at this point. Previous concerns on reducing demographics and discussions held with County re traffic management issues were re-visited. However, following full discussion on practicalities and probable peak flows, Committee felt some significant changes had been extracted and finally agreed to support amended plans but comment on possible additional use of County Council verge opposite the entrance for a secure cycle park; possibilities of enforcement of employees to use the IVC parking facilities; to “flag up” the indication in County Council Structure Plan that any use of playing fields should be replaced with an equivalent area elsewhere in the parish. Chairman to write to residents in New School Road, Saffron Road and Poplar Road area exploring the basis of the Parish Council’s response. All correspondence to be copied to Cty Cllr Gooden
Cllr Gooden left the meeting

S/1284/03/F Mr & Mrs Mulveney, 9 Garden Walk – conservatory **AGREED RECOMMEND APPROVAL**

S/1296/03/F S George, 4 Aingers Road – 2 storey side and single storey rear extension. **AGREED RECOMMEND APPROVAL**

S/1336/03/F P Malpas, 21 Manor Park – demolish car port and garage, new single storey extension with covered area and alterations to existing house – Committee discussed loss of light issues. **AGREED NO RECOMMENDATION**

S/1342/03/F Mr & Mrs Jeffries, 36 Manor Park – dormer windows side and rear After careful consideration, **AGREED to make NO RECOMMENDATION**

S/1357/03/F N Walters, 37 Station Road – single storey outbuilding **AGREED RECOMMEND APPROVAL**

S/1378/03/F Mr & Mrs Russell, 2 Pease Way – conservatory **AGREED RECOMMEND APPROVAL**

S/1259/03/A Tesco Stores Limited, 30 High Street – signs and S/1260/03/F Tesco Stores Limited, 30 High Street – alterations including installation of ATM and Refrigeration Plant Units **AGREED to RECOMMEND REFUSAL**, although welcoming change of ownership on following grounds:

(1259) 2 projecting illuminated signs unnecessary; sign on top of building unnecessary and totally obtrusive; over-use of corporate colour (1260) brick area of ATM recommended to remain as natural brick area to reduce the over-powering use of corporate colour.

AGREED Environment Committee be asked to write to Tesco regarding possibilities for smartening the area in front of and behind the store, including possible replacement of the current concrete bollards

3 Refusal and Acceptances by SCDC:

SCDC DECISION

PARISH COUNCIL recommendation

S/0890/03/F Dr A Fertig & T Murrell, land rear of 13/15 Park Lane – house and garage – **Granted**

Approve

S/0881/03/F Premier Foods, The Orchardm, Chivers Way – Extensions – **Granted**

Approve

S1040/03/F OEC, 14 High Street – change of use from bakers To beauty salon – **Granted**

Approve

4 Planning Correspondence

Sport England audit of open space. Cllr Davies obtaining a copy. Copy of the Arbury Camps Facilities audit was now to hand

S/1090/03/F CHS Architects (Cambridge) Ltd land adj 5 Winders Lane- revised design for relocated garage has been withdrawn

Tree Works Application for Conservation Area 18 Station Road to remove conifer tree with Tree Warden for comment.

Chairman returned to item

11 **Matters Arising from Planning meeting 26 June`**

Kortens / 5a/5b The Green Item deferred at South Cambs Planning meeting

S/1157/03/F Mr & Mrs P Brown, 120 Cottenham Road – 2 storey and single storey rear extension. Parish Council had recommended approval. A neighbour had objected to South Cambs on loss of light

Histon & Impington Infants School Cty Cllr Gooden had supplied a copy of a letter supporting the Parish Council's position on temporary siting of a portacabin on playing field

5 **Arrangements for Planning Applications for August**

AGREED Clerk to seek a blanket extension to enable Planning meeting to be held 14 August. Cllr Mason would check planning applications and correspondence received during clerk's holiday dates 28 July – 8 August.

Closed 10.22 p.m.

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 31st JULY 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Cllr Mason had opened the office at 6.45pm to allow residents to inspect plans for Etheldred House. 7 residents arrived to look at the revised Nursery School development plans and some discussion with Councillors took place prior to the meeting which commenced at 7.45pm
Present: Cllr I M Parish (Chairman), Cllrs Harris, Munnely and Mason
Apologies had been received from Cllr Taylor Clerk on holiday

1 Matters Arising

Chivers Hartley site Letters from Development Land & Planning Consultants were reported to the Committee and the fact that Firs House Surgery had been copied with item 2 of minutes of the meeting dated 17 July. Dr Grande had responded by telephone apologising for not being able to attend. Some discussion took place around the possible need to acquire land from the Practice for visibility splay. Planning application was anticipated

Nursery School As residents were leaving they made a number of representations mostly opposing the development. Councillors explained the Parish Council's position as outlined in the Chairman's letter to residents. The Chairman agreed to write up the response to be received by County Council on or before 8 August. It was noted that planning permission for siting the 1x 6 mobile building at Histon Infants School on the school playing field (application 0575/03) had been granted despite the Council's objection. Conditions included one year time limit and reinstatement of field

2 New Applications

S/0390/03/RM Mr & Mrs Betterman land adj 1 Normanton Way Amendment for information. No response sent

S/1342/03/F Mr & Mrs Jeffries, 36 Manor Park Amendment for information only. No response sent

S/1501/03/F C Bates, 5 Cottenham Road – extension **RECOMMEND APPROVAL**

S/0455/03/F Excelcare, Etheldred House, Clay Street Amended application to demolish existing facilities and re-build 95 bed nursing home. Following representations from residents considerable discussion of the revised plans took place. Members noted that the alterations were relatively minor in nature with no overall reduction in building footprint, scale and massing. The amendments had not addressed the concerns of the Council and other objectors. AGREED to **RECOMMEND REFUSAL** based on previous objections – overdevelopment, size, impact on surrounding properties

Additional applications:

S/1259/03/A Tesco Stores Ltd, 30 High Street Amended application for signs. Committee welcomed the removal of the top illuminated sign but still objected to the projecting sign and over-use of the corporate colour instead of retaining the existing brick finish. AGREED to **RECOMMEND REFUSAL**

S/1157/03/F Mr & Mrs P Brown 120 Cottenham Road – extension Amended layout. AGREED to make **NO RECOMMENDATION**

3 Refusal and Acceptances by SCDC:

SCDC DECISION

Infants School temporary building **approved** as reported under Matters Arising

PARISH COUNCIL
recommendation
REFUSAL

4 Planning Correspondence

DTI Community involvement in renewable energy projects information pack. It was suggested that this be put on the circulation file

Rapid Transit. As there was to be no Transport Committee meeting it was noted that Cllr Mason and Parish would write a holding response to the County Council consultation.

Letters from Merton Road residents re S/0564/-3 Amateur Radio Mast 26 Shirley Road were read and noted

Meeting closed

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 14TH AUGUST 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr M J Mason (Chairman) Cllrs Harris, Davies and Jones
Clerk: Mrs A J Young 1 member of public (in part)

1 Matters Arising 31 July 2003

Nursery School Copy of Council's letter to residents and response to County Council, requesting conditions and improvements, copied for all Committee members present. Available on request to other Councillors. Some residents had attended meeting 31 July and Chairman felt, had accepted the Council's position regarding compromise necessary. Discussion took place on difficulties, particularly with availability of open space, if the Infants School and Nursery School work was to be carried out at the same time. Agreed to write to Andrew Baxter, CCC Education Dept asking for assurances. The County were due to determine the application on 8 September. Agreed Parish Council should speak.

S/1501/03/F C Bates, 6 Cottenham Road – extension. Copy letter of comment received from neighbour.

S/0455/03/F Excelcare, Etheldred House, Clay Street Some further discussion took place on the Council's response. One copy letter from residents held on file. Agreed the Parish Council should seek 3 minutes at Planning Committee. Cllr Davies felt very strongly that a Parish Plan or "infrastructure plan" for Histon and Impington was urgently required

S/1259/03/A Tesco Stores Ltd Copy letters from resident and Village Society held on file

Rapid Transit Holding response made. Joint Parish Council meeting due 11 September
26 Shirley Road S/0564/03 E mails and calls received from a resident keeping Parish Council up to date with enforcement issues

2 New Applications

S/1559/03/F Taylor Woodrow, Kay Hitch Way – 57 dwellings Committee members looked through the Planning Appraisal and Kay Hitch Way/Station Road junction assessment papers. Discussion took place on ownership of the proposed entrance strip for Kay Hitch Way, visibility splay issues, factual accuracies of some plans, timing of surveys, width of current Kay Hitch Way road, the need for an independent traffic assessment. Dist Cllr Davies agreed to make some enquiries with the District Council. Agreed to request an extension to dates to enable the plans to be taken to full council on 8 September. Also agreed to contact the warden at Kay Hitch Way to make arrangements for plans to be available for inspection at the Community Centre one afternoon, when a couple of Parish Councillors would be in attendance.

Member of the public left the meeting

S/1627/03/F Wrenbridge Land Limited, Orchard Court, Chivers Way – erection of 6 offices.

Following long discussion, agreed to **RECOMMEND REFUSAL** based on: 1) Potential detriment to proposed residential development end of Kay Hitch Way (D1/D2 3 storey building front glass, illuminated at night) 2) Surface water drainage problems.

S/1534/03/F Firs House Surgery, Station Road – change of use garage (retrospective).

Following inspection of plans all agreed to **RECOMMEND APPROVAL**

S/1530/03/F Mr & Mrs Chater, 24 Park Avenue – extension. Following careful inspection and some comment on massing, agreed to make **NO RECOMMENDATION**

3 Refusal and Acceptances by SCDC and 4 Planning Correspondence

Deferred to next meeting

Meeting closed 9.05pm

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 4th SEPTEMBER 2003 7.15 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr Parish (Chairman), Cllrs Mason, Davies, Wynn and Barrett
Clerk: Mrs A J Young

1 Matters Arising 14 August 2003

Nursery School Cllr Mason was due to attend the Cambs County Council Development Control Committee on 8 September and speak for the Parish Council. The recommendation was that the matter be referred to the Secretary of State, although minded to grant permission. The Parish Council were to continue to request conditions if granted to now include an exchange of land condition

Acknowledgement received from Education Department to letter requesting assurances on timing and availability of open space

Etheldred House Cllr Mason had attended SCDC Planning Committee when the application had been refused mainly due to insufficient parking for visitors to what had been termed "a 95 bed hospital"

Kay Hitch Way – 57 dwellings Cllrs Mason and Harris had attended an open afternoon at the Community Centre for residents to inspect plans. To be agenda item 8 September when highways plans would be displayed. Cllr Mason outlined the proposals being made and apparent errors in road dimensions. Dist Cllr Davies had asked for road dimensions to be checked. Agreed the Parish Council should write in questioning the highways details following debate at Full Council

2 New Applications

S/1731/03/F Mr & Mrs B Martin, land adj 8 Winders Lane – dwelling All agreed to

RECOMMEND APPROVAL

S/1744/03/F Mr S Marshall, 23 Parlour Close – extension All agreed to **RECOMMEND**

APPROVAL commenting on the Building Regs matter of the drain passing under the building

S/1755/03/F Mr & Mrs P Ware, 28 Park Avenue – extensions All agreed to **RECOMMEND**

APPROVAL

S/1175/03/LB J Webster, 56 Station Road – (amendment) reduction in size of conservatory, roof altered to lean to, window reduced All agreed to **RECOMMEND REFUSAL** based on loss of parking provision

3 Refusal and Acceptances by SCDC

SCDC DECISION

**PARISH COUNCIL
recommendation**

S/1221/03/LB Mr & Mrs P Biggs, Histon Manor, 20 Park Lane - alterations and extensions, resite fence Granted	Approve
S/0608/03/F Korten Ltd, The Green – 4 houses and extension Into 4 flats – Granted with 6 conditions	Refusal
S/0617/03/F Hogger Homes Ltd, land r/o 5a 5b The Green - 2 houses and garages Granted with 4 conditions	Refuse
S/1157/03/F Mr & Mrs Brown, 120 Cottenham Rd – extension Granted	App/No Rec
S/1260/03/F Tesco Stores Ltd, 30 High Street – ATM and refrigeration Plant units – Granted	Refusal
S/1501/03/F C Bates, 6 Cottenham Road – extension Granted	Approve
S/1296/03/F S George, 4 Aingers Road – extensions Granted	Approve
S/1336/03/F P Malpas, 21 Manor Park – extensions Granted	No Recommendation
S/1378/03/F Mr & Mrs Russell, 2 Pease Way – conservatory Granted	Approve
S/1357/03/F N Walters, 37 Station Road – outbuilding Granted	Approve
S/1284/03/F Mr & Mrs Mulvaney, 9 Garden Walk – conservatory Granted	Approve
S/1342/03/F Mr & Mrs Jeffries, 36 Manor Park – dormer windows Granted	No Recmdtn

4 Planning Correspondence

Arbury Camp newsletter Delivered to all households

HRCC Project Up-date held on file

Appeals for Hogger Homes and Kortens The Green. Withdrawn as alternative schemes approved

S/0273/03/O A Buck, land rear of 28 High Street – 2 dwellings appeal withdrawn

Tree Works applications with Tree Warden Cllr Eade for comment. 18 Station Road, remove conifer; 47 Station Road, emergency removal dead silver birch and laburnum; 1 Park Lane, emergency reduction of mulberry

WSP Agenda 19 September Cllr Mason to consider

Local Plan Modifications response required by 13 October. Cllrs Mason and Parish to consider. Cllr Mason advised the Structure Plan modifications were also due to be published.

Meeting closed 8.00 pm

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 18th SEPTEMBER 2003 7.30 p.m. at the Parish Office, Recreation Ground, Impington

Present: Cllr Wynn (Chairman), Cllrs Mason, Barrett, Muncey
Clerk: Mrs A J Young

1 Matters Arising 4 September 2003

Nursery School AGREED to forward all Histon Parish Council comments and related paperwork to GOER for information. No response yet from Education Department on proposed timing for Nursery School and Infants School works

Kay Hitch Way – 57 dwellings Letter to SCDC on Highways detail issues copied to all present for information. Response awaited. Copy letter from CCC to Cty Cllr Gooden explaining why County was not in a position to seek alternative access arrangements held on file.

WSP Agenda 19.9.03 Cllr Mason had provided information on Histon drainage issues to the SCDC Land Drainage Manager for use under agenda item headed up by Ove Arup

2 New Applications

S/0455/03/F Excelcare, Etheldred House, Clay Street (AMENDED, For information only)– erection of nursing home (95 bed), district nurse centre and alterations to access following demolition of existing “revised access details” nb Since refused by SCDC. **NOTED**

S/0611/03/F Mr & Mrs J Powell, 4 Croft Close – extensions (AMENDED, For information only) – “Garden room re-designed as conservatory” **NOTED**

S/1782/03/F The Phoenix Restaurant, High Street – extension following demolition of existing conservatory. Following full discussion, AGREED to **RECOMMEND APPROVAL** subject to assurances that there is no additional seating capacity to adversely affect existing parking arrangements.

S/1815/03/F Premier Foods, Chivers Way – extension to form canopy for storage. AGREED to **RECOMMEND APPROVAL**

S/1827/03/LB Dr & Mrs Buchanan, Hunters Moon, 8 Bell Hill – alterations, structural works to strengthen timber floor in bedroom 1. AGREED to **RECOMMEND APPROVAL**

S/0390/03/RM Mr & Mrs Betterman, adj 1 Normanton Way – house (AMENDED, For information only) “relocation of rear bedroom window to side elevation, additional front bedroom window in side elevation”. Committee AGREED to write to SCDC Planning asking for a site visit, pointing out the additional French door already in place but not applied for. Also to ask for the original site plan to be checked as the Committee believed the fence line shown obstructed the original visibility splay

2 applications received since agenda set would be on next agenda: S/1886 land adjacent 8 Farmstead Close – dwelling, and S/1933 36 Manor Park – conservatory

3 Refusal and Acceptances by SCDC

SCDC DECISION

**PARISH COUNCIL
recommendation**

S/11259/03/A Tesco Stores Ltd, 30 High Street – signs **Refused**

Refuse

S/0617/03/F Hogger Homes Ltd, land r/o 5a 5b The Green

Refuse

- 2 houses and garages **Granted with 5 conditions** – supercedes previous notice dated 15.8.03. Shows a condition on submitting details to include surface water drainage prior to commencement of development. All AGREED to write to SCDC Planners asking for detailed drawings for drainage on both this and the Kortens site application, as easement would be required if under-street connection was to be made

4 Planning Correspondence

Tree Works applications Tree Warden Cllr Eade had no objection. 21 Water Lane – removal of leaning eucalyptus; 18 Pease Way – crown lift and thin alder

SCDC Planning Dept wrote with success rates on appeals. Quarterly success rates of 73% and 84% compared favourably to national average of around 66%

South Cambs Strategic Partnership Forum Board Notes provided by Cllr Payne included items on Timetable for Arbury Camp Report – Community Facilities and Project Management for the Arbury Camp Development

SCDC Environmental Health information on Asbestos Removal (refer planning applications 50 Narrow Lane) held on file

SCDC Legal Office Arbury Camp – Draft Section 106 agreement. Letter written to Parish Councils jointly asks for a representative to attend a meeting to discuss the framework of the agreement, including Public Open Space, on 24 September. Impington Councillor Jo Teague had indicated a willingness to attend. Letter stated Mr Taylor, Head Of Legal, “would very much like Histon / Impington Parish Councils to consider seriously assuming the responsibility and taking the commuted sum in the first instance so that the community can take decisions at the local level in relation to management before any new electoral arrangements take place. Thereafter, I would anticipate handing over the POS and the ringfenced commuted sum remaining to the new Parish Council or to the District Council or to Cambridge City Council depending on the outcome of that review”. AGREED a member of the Council to write to SCDC expressing the views of Histon Parish Council.

Meeting closed 8.40 pm