

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY 18th DECEMBER 2003 7.30 p.m. at the Pavilion, Impington

Present: Cllr Parish (Chairman), Cllrs Mason, Davies, Jones, Barrett, Levitt
Mr K Hart

Clerk: Mrs A J Young

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Chairman b/f item 5. All agreed. Standing orders suspended

5 Planned Refurbishment of Histon Station Building

Mr K Hart, owner of the front part of the Railway Station site since 1988 comprising 2 offices, house, sheds and betting office all with planning permissions, and including the canopy, attended. He had plans to refurbish the site and had engaged an architect, Neil Ruffles. The Parish Council advised Mr Hart of the current, although still somewhat fluid, plans from County Council for guided bus, now to include Version 4 (maintenance / cycle track) which appeared to take part of the house, or at least the land and plans for parking for 40 cars on the site. Mr Hart was aware of an agreement with the Railway Board for Histon PC to maintain the canopy. He explained Railtrack have a right of way over the platform and the access was owned by Messrs Clarke. Mr Hart now intended to contact Graham Hughes at County Council for the up-to-date position before any further action taken.

Chairman returned to agenda order. Standing orders re-instated.

1 Matters Arising 27 November 2003

Etheldred House Appeal. Full Council had agreed to make additional comments for the appeal process, to be submitted by 22 December. AGREED to write confirming all previous comments, stating the Parish Council intend to produce evidence to amplify its objections, particularly in the area of traffic generation. The Council would also state its intention to attend the Appeal and request a copy of the decision notice.

S/2230/03/F H Price & Others, Moor Drove, Cottenham Road – siting of 6 caravans, 6 mobiles and 6 day rooms and improvements to access up date. A Stop Notice had been made on work at the site but caravans had moved onto site. An injunction had been applied for by SCDC to prevent use of vans for residential purposes. A meeting for District Council members and representative from Histon PC was due with Director of Planning and SCDC Chief Executive 19 December to discuss the current situation and also safeguards for the future on this and adjoining sites. Discussion took place on what issues should be raised at the meeting.

S/2294/03/F 3 & 5 Station Road Copy letter of objection from Histon and Impington Village Society held on file

Taylor Woodrow, development off Kay Hitch Way Section 106 agreement up-date. SCDC had responded advising they would do no more until any negotiations with Eversheds Solicitors had finalised

Chivers Hartley S/0478/02/F Resident's original letter received and held on file

Arbury Camps Histon PC had agreed not to write to Impington PC. Cllr Davies outlined recent discussions on primary school over-provision. Some uncertainty remained for Impington PC and estimates were awaited from SCDC to enable discussions to continue.

2 New Applications

S/2364/03/O A Buck, land rear of 28 High Street – dwelling and car park link road. A previous application for 2 dwellings had been withdrawn. Following full discussion, AGREED to **RECOMMEND REFUSAL** based on the access not being adequate for 2 properties and a poor entrance onto the High Street, and that vehicle movements would conflict with vehicle movements from the car park. Parish Council note no Certificate B had been served on British Telecom who it was believed part-owned the access shown in red. No useful purpose could be seen in the suggested link road for which neither South Cambs nor Aqua Pension Group appeared to have given access rights

S/2410/03/F Mr & Mrs G Moore, 15 Mill Lane – extension and solar panel. Cllr Barrett declared a personal interest in the application and did not speak. Due to difficulties in judging any affect on the neighbours from the plans, AGREED Cllrs Parish and Jones would site visit as soon as possible. The only reason for objection it was felt could be if it were not in keeping. Clerk to be instructed by Cllrs following site visit.

S/2415/03/F R Dias, 44 Station Road – removal of condition 3 of planning permission S/0242/01/F to allow hot food takeaway service. Chairman read the applicant's letter to the meeting. Application appeared to be for permanent approval of temporary planning permission on lunch time hot food takeaway and for hot food takeaway 5pm to 11pm by removal of condition on previous application. Cllr Davies left the meeting during this item. Following lengthy discussion, all AGREED to **RECOMMEND REFUSAL** for this residential area on previous grounds, now additionally concerned about extensive refurbishment at Histon Nursery School and Infants School over the next 2 years, which would make vehicle access difficult. The uses at the Nursery School were also to increase following creation of the Centre of Excellence. A letter of response was worded to accompany Council's consultation papers.

S/2423/03/LB Dr & Mrs Buchanan, 8 Bell Hill – alterations, installation of stainless steel flue liner in living room hearth and replacement of existing chimney pot with new terracotta pot with integral rain cowl. All AGREED to **RECOMMEND APPROVAL**

S/2451/03/F Mr & Mrs J Norman, 27 Clay Street – extension. Following careful inspection all AGREED to **RECOMMEND APPROVAL** commenting on assumption that car parking provision would be adequate. Garage appeared to be included in application.

S/2486/03/F A Collinson, land adj 8 Farmstead Close – dwelling. Previous application had been refused. Following inspection all AGREED to **RECOMMEND REFUSAL** for appropriate reasons as before. In addition, the parking facility now proposed was inadequate, making it difficult to enter and leave in forward gear and would cause difficulties with visibility for Nos 9 and 10.

3 **Refusal and Acceptances by SCDC**

SCDC DECISION

PARISH COUNCIL recommendation

S/2201/03/A Tesco Stores Ltd, 30 High Street – signs (retrospective)

Granted 5 years. Some additional signs erected, not applied for, to be removed, also painting of fascia.

Approval

Agreed to write to District Council asking for clarification on exactly what Tescos were being asked to remove. Also to request a definitive list of what did and did not require planning permission in a Conservation Area, the Council continuing to think trolley parks out of style in a Conservation Area.

4 **Planning Correspondence and Reports Received**

Tree Works 15 Station Road. Removal of Yew Tree. With Tree Warden for comment

S/2175/03/F D Tedstone, adj 58 St Audreys Close – erection of house and relocation of existing garage. Withdrawn

1 Normanton Way Copy correspondence between SCDC and architect regarding visibility splay held on file

Hogger Homes, development site at The Green Solicitors Lorimer Longhurst & Lees write advising they will contact Council's Solicitors and Land Agents regarding easement

Meeting closed 9.45 pm