

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY  
13<sup>th</sup> May 2004 7.30 p.m. at the Pavilion, New Road, Impington (meeting  
commenced proper at 7.45 p.m.)**

Present: Cllr Parish (Chairman), Cllrs Barrett, Mason, Munnely  
1 member of public Clerk: A J Young PAGES: 3

**1 Matters Arising 22 April 2004**

S/0608/03/F Korten Limited Clerk to chase SCDC again for date of meeting with Mr Ballantyne

S/0484/04/F Enterprise Rent A Car UK Limited, rear of 34 Station Road – change of use to car rental Copy letters to Environmental Health Dept and Planning at SCDC from resident of Saffron Road received, detailing problems seen since business commenced. AGREED to request copies of responses from SCDC.

Appeal, 57 dwellings, off Kay Hitch Way Details of Appeal date 10 a.m. 3 November 2004.

Cambs County Council Development Control Premier Foods Limited, The Orchard, Chivers Way – application to be considered 7 June 2004.

**2 New Applications**

S/0829/04/F Mr & Mrs N McGonigle, land rear of 23 High Street – erection of Studio/Leisure annexe for the Gables, High Street Standing orders were suspended to allow a neighbouring resident to address the Committee. The resident outlined his own concerns regarding the proposal, and produced copy letters of objection to SCDC from various residents which were read out by the Chairman, and a photograph of the site. One letter had been copied to the Parish Council in advance. Plans were carefully inspected and standing orders re-instated. The Committee were not aware of any publicly advertised notice of the application, as an application for development within a Conservation Area and affecting a Listed Building. Additionally the plans did not show the proposed access to be under the control of the applicant. Following full discussion, the Committee agreed to **RECOMMEND REFUSAL** pointing out these facts, and for the following reasons:

- Out of character with surroundings, No 17 Home Close and 19a High Street being low buildings
- Massing, overlooking adjoining properties
- Unsatisfactory access out of the High Street, with a narrow entrance onto the High Street
- Increase of traffic onto High Street
- Development is not seen as domestic scale development
- Concerns expressed about the actual development, felt to be a defacto change of use
- Concern about the affect of any building on T4 and T5 trees on TPO 04/03/SC

The resident left the meeting

S/0815/04/F C Cook, 13 Glebe Way – Single storey side extensions and original garage enlargement following careful inspection all AGREED to **RECOMMEND APPROVAL**

S/0844/04/F J & A Gordon, 3-5 Station Road – Residential conversion of property from 1 flat and 7 bedsits into 8 self contained flats A separate letter from the applicants agent gave further details. Committee noted the applicants plan did not show the proposed access as being within his ownership or control, despite reference to this in

his separate letter. Committee were concerned if such access was agreed in view of recent initial proposals by CCC for traffic calming in this area. Despite applauding the attempt to improve this key corner site, Committee AGREED to **RECOMMEND REFUSAL**, raising issue of ownership/control not shown, for the following reasons:

- Design, particularly flat roof, inappropriate for the area
- Over-development of site
- Car parking not seen to be workable, and inadequate at 8 spaces for 8 self contained flats likely to house couples
- Manoeuvring room within the site not acceptable
- Vehicular access onto Station Road critical

S/0858/04/F Mr & Mrs P Chalklin, 41 Home Close – single storey extension to rear All AGREED to **RECOMMEND APPROVAL**

S/0715/02/F Mr & Mrs Trump, 27 Park Lane – amendment It was reported the work had already been carried out. The Planning Committee had not previously been able to give any recommendation for the application as granted, due to concerns for No 29, and in view of that Council AGREED to make **NO RECOMMENDATION** to SCDC

### 3 **Refusal and Acceptances by SCDC**

#### **SCDC DECISION**

#### **PARISH COUNCIL recommendation**

##### Granted:

S/0252/04/F Mr/Mrs Thompson, land r/o 25 Park Avenue – house **Refusal**  
S/0392/04/F J D Properties, 42 Park Avenue – extension (2 conditions) **Approval**  
S/0418/04/F Mr & Mrs Woods, 15 Station Road – extensions, garage and carport **Approval**

S/0634/04/F Mr & Mrs J Jiri, 14 St Audreys Close – extension **Approval**

S/0484/04/F Enterprise Rent a Car UK Limited, r/o 34 Station Road – change of use to car rental **Approval**

##### Refused:

S/2415/03/F R Dias, 44 Station Road – variation of condition 3 of Planning permission  
S/0242/01/F to allow hot food takeaway service during the lunch periods and evenings **Refuse**

### 4 **Moor Drove, Cottenham Road**

Committee were up-dated. Agreed to respond to a consultation by the ODPM (due by 21 May 2004, Cllrs Mason and Parish to respond); to make an additional representation to an Appeal (502C) against enforcement allowing unauthorised carrying out of operational development namely the installation of foul sewers and the installation of mains water and electricity services, due in by 4 June; to visit nearest neighbours to site to invite them to accompany Cllrs Mason and Wynn to a meeting at SCDC on 20 May to inform the Parish Councils of powers available

### 5 **Other Correspondence**

Letter from Mr Dias, 44 Station Road to the Parish Clerk concerning recent SCDC Planning meeting, requesting a written reply to several queries on comments made and approaches to Cllr Mason and the Chairman by Mr Dias. Also copy of letter from Mr Dias to Mr Ballantyne provided to Parish Council and all District Councillors. The Chairman detailed his 23 minute telephone conversation with Mr Dias on 29 April. Committee carefully read the letter and instructed the Clerk to respond advising they

did not intend taking the matter any further. In response to a further query from Mr Dias, the Clerk would advise him the next Council elections were due 2008 and there were currently 15 members on Histon Parish Council.

Local Development Framework consultation response. The joint response with Impington Parish Council was copied to those present. Copies available on request from office. Thanks recorded to Cllr Mason and Impington Cllr Payne and the other Councillors who submitted comments for inclusion.

Meeting closed 9.30 pm