

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY  
30<sup>th</sup> September 2004 7.30 p.m. at the Parish Office, New Road, Impington**

Present: Cllr Parish (Chairman), Cllrs Eade, Barrett, Munnely  
Clerk: A J Young  
JWPC Limited: Jonathan Phillips (Director) and Stephen Bradbury (Architect)  
2 residents (in part)

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Chairman brought forward item 4 to enable visitors to address the Parish Council and standing orders were suspended

**4 Agents of Excelcare (Etheldred House) – discussion on new development proposals**

Mr Phillips and Mr Bradbury outlined the history of the applications on the site and gave their interpretation of the Inspector's reasons for dismissing the appeal. This they believed to be based entirely on Phase 1 of the proposals and the latest amendments reflected this aspect only. It was clarified that feedback was sought at this stage and Council were assured this would be taken back for consideration before new application made to SCDC. Excelcare now had better operational control following purchase of the site. The front of the site (Clay Street) had been scaled to height of 24 Cottenham Road to be in scale with local buildings and the roof line to the rear had been reduced in scale. The boundary between the projecting wing and frontage had been doubled to 8m. Reduction from 95 rooms to 89 in newest plans, with parking provision staying the same. The Parish Council and residents discussed the local concerns with density (mass), over-looking, traffic and noise. Points made by Excelcare:

- Rapid Response Nursing unit had left the site (improvements to parking issues)
- Parking surveys carried out showed parking now minimal, with District Nurses Centre employing 3 staff and 4 patients visiting at any one time
- If development commenced, 1 staff required per 7/8 bedrooms. Up to 11 full time equivalents
- Trip generation. Other studied showed the belief that nursing homes generate a lot of traffic to be a misconception

Other points raised by Parish Council/residents

- Disappointed a more radical re-working had not been carried out to take on board all issues raised by residents previously (particularly Alstead Road and Greenleas residents)
- Appreciating the site had to be developed, and that commercial organisations need to make money, the Council felt it to be over-development of the site. They and the residents were looking for sympathetic development
- Mass continued to be the biggest concern for local residents
- Questioned whether the whole development could be brought forward on the site

2 residents and 2 Excelcare representatives left the meeting. Standing orders were re-instated

**1 Matters Arising 9 September 2004**

Moor Drove Joseph Whelan had indicated a meeting was being arranged  
RPG14 Meeting 5/7 SCDC, 18,000 houses for M11 corridor No date to hand

S/0844/04/F J & A Gordon, 3-5 Station Road – Enforcement Officer SCDC continued to be involved

## 2 New Applications

S/0955/03/F Mr V Fasano, 10 Pease Way – Amended plans – revised roof design, omit window, revise south elevation – FOR INFORMATION ONLY

S/1933/04/F D Hunt, 10 Pease Way – rear single storey extension. Following some discussion on the applications being in differing names, all AGREED to **RECOMMEND APPROVAL**

S/1519/04/F Mr & Mrs B Fisk, 5 The Green – Amended plans – length reduced 1.5m, changes to windows / fenestration. All AGREED to **RECOMMEND APPROVAL**

S/1854/04/F Mr & Mrs Zarkos-Smith, 5 Park Lane – side extension over kitchen. Committee were concerned about overlooking from the side window. All AGREED to **RECOMMEND REFUSAL** but only because of the window overlooking the neighbour, even though frosted

S/1901/04/F D Robinson, 1 Narrow Lane – extension to butchers shop. Concern expressed over loss of parking space, balanced with wish to support a thriving shop in the village. AGREED to **RECOMMEND APPROVAL** with comment on the need for alternative off-road parking arrangements and for extension to be in keeping with existing building.

## 3 Refusal and Acceptances by SCDC

### SCDC DECISION

#### Granted:

S/1448/04/F Mr & Mrs Parsons, 19 Glebe Way – Conservatory

#### Refused

S/1572/04/F Mills & Douglas, adj 20 Pages Close – 2 dwellings

### PARISH COUNCIL

#### recommendation

**Approval**

**No Recdn**

## 5 Other Correspondence

Tree Works 1 Cottenham Road. Cut back yew trees. 80 Station Road. Cut back horse chestnut. Tree Warden confirmed requests were reasonable

Local Development Framework Preferred options public participation. Representations required by 12 November. Public meeting and exhibition on Rural centres due Histon and Impington Junior School 20 October 4.30 pm onwards. Details to be e-mailed to Councillors

Appeal, land off Chivers Way – 57 dwellings Informal hearing date 3 November.

Agreed Council to attend and agreed to write to SCDC Chief Executive asking for details previously requested on ownership of the highway

Meeting closed 9.21 pm