

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING

HELD TUESDAY 8TH MARCH 2005 7.30 p.m. at the Pavilion, New Road, Impington

Present: Cllrs Payne (Chairman), Abdullah, Gooden, Waters, Nudds

Dist Cllr Mason

26 members of the public

Clerk: None, Cllr Starling took notes

Standing orders suspended

1 Matters Arising from Previous Committee Meeting 7 February 2005

None

2 New applications

S/0321/05/O Unwins Properties Limited, land north of Impington Lane – residential development

Cllr Payne opened the meeting by explaining about standing orders for the public to participate. He explained that as he would have a prejudicial interest and would not be able to take part in the discussion. This session of the meeting was taken at the beginning of the meeting. Cllr Payne left the room.

Dist Cllr Mason introduced himself and also declared an interest as a member of the SCDC Planning Committee. Cllr Gooden also declared a personal interest but would take part in the discussion

Cllr Abdullah took the Chair and invited comments:

- Member of public asked if in fact 80 or 100 were proposed; not currently specified as some members of public thought was 100
- How many would be social housing – Cllr Mason explained 30%
- How do Council view the increase of traffic – problem would escalate problem of Glebe Way
- Doctors surgery. Already full as are all the schools – Cllr Mason explained that the proposal would be looked at by planning – he went on to explain that both parish councils had opposed – Local Plan 2 is western end with access from Ambrose Way – 153 seconds for Impington Lane with one pedestrian crossing
- Can site be made secure to avoid unwanted parking as possibly will be vacated by end March
- Impact of building works in particular heavy lorries during building period. Paths must be widened if this should happen
- Concerns for children along the road during building, width of footpath. Cllr Gooden encouraged all to write in.
- A member of the public asked for schools and doctors to be notified to allow for their views.
- Member of public asked for parish council to circulate a letter to villagers. Cllr Gooden explained this is difficult for Parish council to do in particular it placed Cllrs Payne and Gooden in a difficult position as it isn't a normal thing to do and it would be difficult for the Council to do for every application and would be unfair to do it for this application only
- Could the schools display the letter? Cllr Gooden answered that it would be possible for any school governors to notify the school. Cllr Gooden went on to explain that any action must be initiated by the villagers rather than the parish councillors. The PC can take action if asked to do so by the villagers.
- What are acceptable planning objections?: Schools; drainage; not in accordance with current planning policies; balance of employment to housing; infrastructure; sustainability; traffic; amenity threatened; employment; change of use; general quality of life.

It was pointed out that politics would not be any part of the decision

Cllr Payne rejoined the meeting to discuss Clay Close Lane by explaining that Cadbury Schweppes owned 4 parcels of land, The Copse, Recreation ground; land at South Road; land at Clay Close Lane and explained that Clay Close Lane had been sold to PropertySpy (a speculative developer). Late last week they started to clear the land and fill in the drainage ditch. This was reported to SCDC who inspected and told contractors that they shouldn't be doing the work until accepted. Villager has looked at PropertySpy on web who clearly states that no plots have outline planning permission. The contractors who cleared the site also work on the travellers site at Moor Drove. SCDC has already taken steps to stop the work. PropertySpy advised Cllr Mason that

people living close by would be receiving a letter explaining what they are doing. A villager asked if the ditch would be cleared out and trees replanted. This would be the responsibility of the Environmental Agency.

A villager asked whether it is still legal to change the land, but this remains the responsibility of Environmental Agency. Notices and site pegging are not illegal.

A resident of Clay Close Lane has advised that she has a great crested newt in her property and in fact has been advised that nothing should change within 500m of great crested newts. Cllr Nudds asked if there is someone to write to regarding Clay Close Lane including greater crested newts

If anyone turns up on a Sunday morning e.g. travellers, the villagers were asked to contact Cllr Mason who will be able to phone an emergency number.
Standing orders re-instated and Cllr Payne left the room.

Returning to application in Impington Lane by Unwins Properties, agreed to RECOMMEND REFUSAL, objecting on the above reasons, stating a public meeting of 26 strongly opposed. Object to change of use – other than Area 1 the other areas are not in the existing or new LDF. Cllr Starling agreed to contact the Infant school as Governor to mention the possibility of additional children.

Chairman returned to meeting, and to agenda.

S/2604/04/F Kings Hedges Investments Limited, Arbury Camp – change of use from vacant land (formerly agricultural) to mixed use B1, C2, C3, D1, D2 uses – clarification of response requested from SCDC. Council understood this will be submitted with detailed reports on noise attenuation and agreed to advise SCDC they wish to be formally consulted as part of that process

S/0218/05/LB S & P Temple, Mill Cottage, 10 Cambridge Road – internal and external alterations to cottage to create new front hall, enlarged bathroom and utility room, resiting of door in former kitchen to create library and enlargement and alteration of store and bathroom to create new kitchen with 7 pane rooflight, enlargement of adjacent window opening and installation of new rear door

And S/0219/05/F S & P Temple, Mill Cottage, 10 Cambridge Road – extensions

Concerns over windows, not in keeping. Recommend approval with comments, velux windows not in keeping, but noted one exists already

S/0321/05/O Unwins Properties Limited, land north of Impington Lane – residential development – see above

S/0370/05/F SCDC 27 Homefield Close – shed. No Recommendation

3 Refusal and Acceptances notified by SCDC:

Parish Recommendation:

Approval

S/0037/05/F Mr & Mrs Bray, 80 Impington Lane – garage

Approval

Refusal

S/0101/05/F Mr J Roe and Miss S Harding, 47 New Road – extension and porch

Approval

4 Planning Correspondence Received

Tree works St Andrews Church, Burgoynes Road. Removal of maple tree and roots. Tree Warden had supported application but would request replacement planting nearby

Camb & South Cambs Area Transport Plans Joint response with Histon Parish Council had been submitted. Response from Village Society also held on file

Meeting closed at 10.10