

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD THURSDAY
16th JUNE 2005 7.30 p.m. at the Parish Office, New Road, Impington**

Present: Cllr Parish (Chairman), Cllrs Harris, Rose, Cleaver

Others: Mr A Slaymaker, Land Partnership, Cllr Mason (in part) Clerk: Mrs A Young

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1 Matters Arising 2 June 2005

None. Chairman brought forward item 4 with agreement of Committee. Standing orders suspended

4 Land adjacent 53 Cottenham Road

Following refusal of planning application for 7 dwellings, Mr Slaymaker (AS) outlined the history of various applications for the site and discussions with Planning Department and Conservation Officer, the officers recommendation for approval and subsequent refusal following opposition from local members Cllrs Mason and Muncney. He sought feedback from the Parish Council on the way forward. Chairman stated the Parish Council's aim was to do the best for the village when making its decisions. Parish Council members confirmed their concern over:

- Traffic, safety issues on what they saw as a dangerous corner and problems on a bus route— AS advised District Council had been asked to undertake an independent traffic survey
- Density of project – AS advised the proposal was on the lowest scale of the latest standards
- Setting at edge of village – AS acknowledged the screening needed softening

AS discussed possibilities of new proposals for 2 or 3 dwellings on the site and provided a sketch plan of 2. Members felt traffic movements would remain a concern for any development, but accepted outline permission was in place for 2 dwellings. AS confirmed he would be working up plans for 3 houses and an appeal against the refusal for 7 was likely. He would provide Histon Planning Committee with worked up drawings when available. AS had written to the Parish Council regarding the separate issue of affordable housing and some discussion followed on needs and demand locally, site suitability and affect of any development on infrastructure. All found the dialogue interesting and helpful. AS left the meeting and standing orders re-instated

2 New Applications

S/0779/05/F Mr & Mrs M Barnes, 22 Cottenham Road – extension and garage
AMENDED PLANS “Flat roof design to dormers replacing pitched roof design” FOR INFORMATION ONLY. Noted

S/1021/05/F Mr & Mrs Green, 5 Lucketts Close – 2 storey side and front and single storey front extension. Councillors were concerned at location of proposed parking provision and mass and bulk of design. All AGREED to **RECOMMEND REFUSAL**
Cllr Mason arrived at the meeting and declared he would not be voting at this meeting and would consider each application afresh at District Council as covered in Standards Board for England September 2004 publication “Lobby groups, dual-hatted members and the Code of Conduct”

S/1038/05/O Mr & Mrs R Spittle, land rear of 17 The Green – dwelling. Committee noted a letter from neighbours regarding concern over trees and vegetation on site. Committee wished it noted the Parish Council were both the statutory consultee and the adjoining land owner. As adjacent land owner they suggested access was an issue and felt there may be possibilities for arrangements for an access to be improved by negotiation with others. As Planning Committee, the recommendation for the outline

application was approval, with comments from the neighbour noted as relevant. If District Council mindful to approve, siting and landscaping would be relevant

3 Refusal and Acceptances by SCDC **SCDC DECISION**

PARISH COUNCIL **Recommendation**

Refused

S/0697/05/F Mr D Griggs & Ms K Clarke, 57 St Audreys Close – extension

Contrary to HG12 (overbearing in terms of mass)

Approval

S/0695/05/F Mr & Mrs C J Barrett, 12 Station Road – extension and conversion of garage to garden room

Approval

Contrary to P1/3, P7/6 and HG12 and EN30

Granted:

S/0583/05/CAC Bishops of Histon, adj 51 Station Rd – total demolition cycle shop

Refusal

S/0664/05/F J Whittaker, 36 Saffron Road – new roof detached garage

Approval

S/0779/05/F Mr & Mrs M Barnes, 22 Cottenham Rd – extension and garage

Approval

S/0715/05/F Mr & Mrs B Fisk, 5 The Green – extensions

Approval

S/0714/05/LB Mr & Mrs B Fisk, 5 The Green – alterations

Approval

5 Other Correspondence and Reports

Appeal 3-5 Station Road Removal of condition on lockable gate had been allowed.

District Council were investigating position with a factual error made by the Inspector regarding nature of the traffic calming junction treatment in Station Rd

CCC Cambs & Peterborough Minerals and Waste Development Plan – Issues and Options Consultation Responses due by 15 July. No response to be submitted

SCDC Chairman's Delegation 20 June recommendation 20 Pages Close approval

Local Development Framework Pre-submission Public Participation report required by 29 July, with draft document to be submitted to Secretary of State in January 2006.

Cllr Mason urged Council to find a forum for response, exhibition attending Histon Junior School 5 July 4-8pm. Main issues included rate of development, transport, traffic from Northstowe. Agreed to suggest joint response, collect copies of documents (5 may be available in total) and mark up changes compared to previous submission; distribute to 5 JSC members for comment and set a JSC date for decision on response. Noted individuals can respond electronically.

Next Meeting Applications received S/1135/05/F A M Pluck, 8 Shirley Road –

extensions; S/1139/05/F Mr & Mrs Jeffery, 36 Manor Park – extension; S/1092/05/F Mr & Mrs Walters, 37 Station Road – 2 storey side extension. Next meeting 30 June 2005

Meeting closed 9.10 p.m.