

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING HELD
THURSDAY 13th OCTOBER 2005 7.45 p.m. at the Parish Office, New Road,
Impington**

Present: Cllr Barrett (Chairman), Cllrs Parish, Jones, Harris, Mason

1 member of public (in part) Clerk: Mrs Young PAGES: 3

With agreement of Committee, Chairman suspended standing orders and brought forward part of item 2 S/1881/05/O to enable Mr Anderson of Highcliffe Properties Limited to address the Committee.

2 New Applications

S/1881/05/O Highcliffe Properties Ltd, land at 102 Cottenham Road erection of 7 dwellings and construction of new access and parking for existing dwelling (No 102). A replacement plan had been supplied by the applicant showing amended site boundary. The applicant was able to answer questions from Councillors. Site was brownfield, current use commercial premises. Following discussion, **applicant clarified:**

- Private road carriageway 5m for first 15m reducing to 4.5 but with scope to enlarge
- Bus shelter owned by Parish Council to be relocated for visibility reasons
- Developers would expect to pay contribution towards education and possibly a NCATP contribution
- PPG3 stated a maximum of 1.5 parking spaces per dwelling was required on new development, a garage being 1 space
- SCDC had confirmed refuse freighters could access the site
- At current allowed use, larger commercial business than at present could be sited, with larger plant and vehicles
- Anglian Water main would be a rising main, connected to existing. Sterilised land prevented building over a strip or within certain distance. No tests yet carried out on surface water drainage

Committee members raised concerns on:

- Existing traffic problems on the B1049, especially am and pm peaks
- Additional access close to Cottenham Road junction (40mph at that point) would need to be reduced to 30 mph and possibly incorporate pull in bus stop
- Infrastructure deficit in Histon and Impington (schools, doctors, traffic, drainage) with a development of 7 houses not likely to make a valuable contribution to infrastructure provision costs. 7 dwellings considered too high a number
- Possible opening up of garden land at rear for further backland development by precedent. This it was felt could be covered by condition of any granted permission. Noted that site was commercial land, and land to rear garden land

Standing orders re-instated. Committee agreed, all in favour to **RECOMMEND REFUSAL** for reasons:

- Overdevelopment of site in this location
- Traffic issues
- Precedent for opening up further land for development
- Parking provision for number of dwellings and access by private road from busy B1049

Comment to be made that if District Council minded to allow development on the site, Parish Council would prefer a development of 4/5 dwellings to meet some of the concerns

Mr Anderson left the meeting, Chairman returned to agenda order

1 Matters Arising 29 September 2005

S/1645/05/F Ms L Allan, 54 Station Road vehicular access. SCDC had requested additional information and would keep Parish Council informed

Tesco Stores Acknowledgement from Enforcement Officer received

S/1627/05/O Mr & Mrs R Spittle, land r/o 17 The Green – dwelling. SCDC were minded to Refuse due to non receipt of Flood Risk Assessment. Committee agreed to support this proposal

Appeal 44 Station Road Lunchtime hot food takeaway. Appeal allowed. Opening hours on condition 11 am to 2.30 pm

2 New Applications

S/1166/05/F Mrs Frost, 3 Park Avenue – amended “Alterations to siting and design of rear extension” For comment. All AGREED **RECOMMEND APPROVAL**

S/1820/05/F East of England Development Agency, The Business Centre, Station Road – cycle shelter. All AGREED **RECOMMEND APPROVAL**

S/1821/05/F East of England Development Agency, Victory House, Vision Park – cycle shelter. All AGREED **RECOMMEND APPROVAL**

S/1828/05/F Ms M Healey, 51 Home Close – conservatory. All AGREED **RECOMMEND APPROVAL**

S/1861/05/F Squirrels Toddlers & Playgroup, Histon Baptist Church, Station Road – creation of outdoor equipped play area. All AGREED **RECOMMEND APPROVAL**

S/1869/05/F The Land Partnership, land adj 53 Cottenham Road – 3 houses. All AGREED **RECOMMEND APPROVAL**

S/1878/05/F Bovis Homes Limited, land off Kay Hitch Way and Chivers Way – erection of 46 sheltered retirement apartments. All agreed extension to be requested from SCDC to enable this to be studied in conjunction with application now received for additional 80 bed care home on the site. Cllrs Mason and Parish to study supporting statement, Inspectors report on previous appeal and new applications and prepare response proposal for meeting due 27 October.

Committee commented:

- Access from Kay Hitch Way should not be supported in accordance with Inspectors recommendations
- Pinchpoint outside Doctors surgery remains
- Visibility problems at “dogleg” not overcome
- Residents meeting minutes showed properties with overflowing sewers recently
- Discussion on need for sheltered accommodation
- PCT comments unknown
- Type of planning contributions received for elderly accommodation

Next agenda 27 October 2005

3 Refusal and Acceptances by SCDC

SCDC DECISION

None

PARISH COUNCIL
Recommendation

4 Northstowe Up-date

SCDC confirmed a response was required by 17 October. 3 informal meetings had been held. Councillors Parish, Mason and Barrett to prepare a framework response for 17 October, to be copied for all Parish Councillors at next Full Council. Detailed comment to follow. Final decision due at SCDC 2007. Framework of objections to cover: traffic; drainage; coalescence; infrastructure; separation; employment/housing mix

5 Local Development Framework – Future Public Participation

Questionnaire, Cllr Parish to respond

6 Other Planning Correspondence and Reports Received

Tree Works Tree Warden had no objections to: 13 Harding Way, crown lift lime, deadwood lime; Oak Tree Way, lift holm oak and reduce 4 limes; King William IV Public House, Church Street, reduce and reshape sycamore

Closed at 10 p.m.

Next meeting scheduled for 27 October 2005