

**MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 20<sup>th</sup> DECEMBER 2005 7.30 p.m. at the Parish Office, New Road, Impington Pages: 2**  
Present: Cllrs Payne (Chairman) Starling, Abdullah, Silk, Teague Clerk: Mrs A J Young  
Dist Cllr M J Mason

**1 Matters Arising from Previous Committee Meeting 29 November 2005**

Cllr Starling confirmed minutes were correct and Chairman would sign as correct record  
S/2077/05/O Rupert Saxon-Lord Limited, land adj 2a South Road – erection of 16 flats. Copy letter of objection from SCAs agents held on file  
S/2135/05/F Walker Commercial Limited, Mereway Farm, Milton Road – removal of occupancy condition (Cond 11 S/0256/03/F) SCDC Officer's recommendation was for Refusal  
Cambs & Peterborough Draft Supplementary Planning Document "The Design and Location of Major Waste Management Facilities" consultation. Cllr Teague to read and report back

**2 New Planning Applications**

S/2345/05/PNA Chivers Farm Limited, Manor Farm – agricultural building. All agreed to make **NO RECOMMENDATION**

S/2318/05/RM George Wimpey East Anglia Limited, Area N1 & P Arbury Camp, Kings Hedges Road – 29 houses, 22 flats and associated garages

S/2319/05/RM George Wimpey South Midlands Limited, Area L1 & M Arbury Camp, Kings Hedges Road – 28 houses, 35 flats and associated garages

Representatives had met with Geroge Wimpey on 8 December and notes of meeting plus responses from Architect to issues raised copied to all. Planning Committee acknowledged that Town Planning issues related to this site. Following some discussion on variety and detailing, all agreed to make **NO RECOMMENDATION** to both applications, commenting:

- Council continue to be concerned about the management of overspill car parking outside of the site. Parking on the main public roads within the development requires positive management
- On sustainability, Council notes the developer's verbal commitment to eco-homes "very good" standard and wish to see that embodied in the application
- Council wish to see a managed approach to the use of colour throughout the whole site by involvement of the site artist
- The vertical features (discussed with respect to A3 with Willmott Dixon) need to be carried through to these parcels to give continuity of street scene

S/2363/05/RM Willmott Dixon Housing, land parcel A1 Arbury Camp, Kings Hedges Road – 6 flats (affordable housing)

Representatives had met with People for Places and Bpha on 2 December and notes of meeting copied to all. Following careful inspection, all agreed to **RECOMMEND APPROVAL** for both commenting that Council wish to see a managed approach to the use of colour throughout the whole site by involvement of the site artist, and

S/2364/05/RM Willmott Dixon Housing, land parcel A3 Arbury Camp, Kings Hedges Road – 25 dwellings (affordable housing)

Council wish to see a managed approach to the use of colour throughout the whole site by involvement of the site artist, and Council continues to have concerns about parking on the front and possible encroachment and safety problems, and the need for landscaping to be established early

**3 Refusal and Acceptances notified by SCDC:**

**Parish Recommendation:**

Refused:

S/1651/05/RM Willmott Dixon, land parcel A1 Arbury Camp, Kings Hedges Road – 6 flats (affordable housing)

**Refusal**

**4 Arbury Park Issues**

Community Facilities Cllrs Payne, Silk and Teague had met with Jane Thompson, John Pym and Paul Drew to discuss designs for the community centre and pavilion and equipment store. The specification had been taken from the Sec 106 but insufficient Gallaghers funding was apparent. Paul Drew to call for meeting with Gallaghers urgently and cost savings and alternative funding were being investigated

First payment of Sec 106 moneys of £10,000 had been triggered and SCDC were collecting on behalf of Impington PC. Next Arbury Park agenda would discuss administration costs and requirements for the budget, noting some admin hours had already been necessary

## **5 Correspondence and Reports Received**

Guided Bus Inspectors decision notice issued, allowing the scheme. Conditions not yet set  
Unwins Appeal Cllr Payne declared prejudicial interest and left the meeting. Cllrs Silk and Teague had approved conditions to be sought in Parish Council's Proof of Evidence which to include existing objections and anything fresh since planning application submitted (e.g. flooding in September 2005). A leaflet drop by residents had taken place bringing appeal to the attention of local residents in Impington Lane area. Representations to Inspectorate by 3 January with an extension to 13 January for any expert traffic assessment. Dist Cllr Mason had met with a local traffic consultant who had advised but could not act for the Council. A resultant spec had been sent to 4 traffic consultants to act for the Council in assessing the Transport Statement and appearing at the Hearing. 3 consultants, WS Atkins, Mott MacDonald and WSP had declined to quote, with Boreham Consultants quoting for a fixed price totalling £7,500 and disbursements, and giving hourly rates separately. Full discussion took place on the lack of comparative quote, risks involved in the short timescale available and level of quote. All agreed to decline the quote and include traffic issues in Parish Council's proof of evidence being compiled with help from local residents. Histon PC had agreed to write in support of Impington PCs proof.

Next meeting due 10 January 2005.

Meeting closed at 9.30 p.m.