

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 9TH

MAY 2006 7.30 p.m. at the Parish Office, New Road, Impington

Present: Cllrs Payne (Chairman), Withers, Waters, Abdullah

Dist Cllr M J Mason

Clerk: Mrs A J Young

1 Matters Arising from Previous Committee Meeting 25 April 2006

Prop Cllr Payne, sec Cllr Withers to accept minutes and sign as correct. No matters arising

2 New Planning Applications

S/0728/06/F Walker Commercial Ltd, Mereway Poultry Farm, Butt Lane – redevelopment former egg production buildings for Industrial (B1 (C) and warehouse (B8) uses, together with associated access, car park and servicing. Noted Milton Parish Council had recommended refusal and reasons discussed. After inspection of application, noted light industrial units 6m high; transport assessment; access design; not within village envelope; job provision; possibility of 150 staff. All agreed to make **NO RECOMMENDATION** with conditions requested:

- Redesign of highways access to prevent HGVs entering or leaving the site to and from Impington
- Landscaping at entrance needs to be carefully designed and alongside the Mere Way
- Impington PC would prefer a darker colour, more appropriate for the rural environment
- During the build period, all site access from the A10
- No operation Sundays or between hours of 10pm and 7am other days

S/0735/06/F Mr & Mrs Miller, 15 South Road – single storey rear extension. Cllr Abdullah declared personal interest (known to her). All recommended **APPROVAL** commenting the boundary shown within the red line was not believed to be in the applicant's ownership. The application therefore incomplete as correct certificate not filed

S/0740/06/F Histon Football Club, Bridge Rd – New Cambs FA HQ. Cllr Waters declared a personal interest as a member of Histon Football Club. A Councillor had inspected application and noted it was Green Belt requiring proof development was essential. Committee felt the application was not out of context with the site. Lengthy discussion on traffic generation figures given and current siting of pedestrian crossing and access problems, especially from Cambridge direction; County matches to be played. Agreed to make **NO**

RECOMMENDATION but to comment the traffic generation figures appeared questionable based on additional staff and space being provided, and the site access was unacceptable and dangerous for vehicles, particularly travelling from Cambridge. The Committee would wish to see improvements to access arrangements. Any signage issues were acknowledged to be a separate matter to the current application.

S/0742/06/F SAM Trading, 2a School Lane – alterations and additions single storey side extension, rear two storey extension and roof extensions. Following careful inspection, all agreed to **RECOMMEND REFUSAL** based on

- Overdevelopment of site
- Massing in relation to width of site

S/0744/06/F Mr & Mrs Jakes, 19 Burroughfield – First floor and ground floor front extension.

Agreed **NO RECOMMENDATION** commenting walls should match existing

S/0757/06/F Mr & Mrs Thornburn, 25 Impington Lane – new tiled roof (pitched) over existing extensions and car port (enclosed to form garage). All agreed to **RECOMMEND APPROVAL**

S/0765/06/ RM Whitbread plc & Gallaghers Estates Ltd, land at Arbury Camp, Kings Hedges Road – erection of hotel with associated car parking. A Councillor had inspected application. A hotel in principle had been accepted on site, although not in this space (previously B1).

Committee inspected information on noise levels, Green Travel Plans and noted 5 storeys.

Agreed to **RECOMMEND REFUSAL** based on:

- Poor design
- Badly related to adjoining block of flats (3 storey)
- Size not compatible with design guide which specifies 3 storeys at this location
- Overly massive, overbearing on nearby development
- Parish had concerns over reflective noise back across A14
- Lack of provision of secure cycle storage for employees and visitors
- Design guide also specifies high quality design for edge of Cambridge

3 Refusal and Acceptances notified by SCDC:

Parish Recommendation

Granted:

S/0344/06/F Mr & Mrs Jones, 89 Impington Lane – front porch (retrospective)

Approve

S/0324/06/F Mr & Mrs A Sanalidro, 64 Cambridge Road – extension

Approve

4 Unwins Properties Limited

Cllr Mason reported on Appeal held 27 April when the applicants had brought a late change to density and area to be developed and the Inspector had explored what marketing exercise had been carried out on the site for employment use. Cllrs Mason and Silk had attended with Cllr Mason speaking for the Parish Council. Appeal notice now received dismissed appeal on grounds of employment loss and unacceptable risk of flooding

5 Arbury Park Report

Agreed to defer to next Arbury Park meeting, inviting SCDC and Mrs Whitehead from the Village Society to discuss street naming.

6 Correspondence and Reports Received

Cambs & Peterborough SPD – Location and Design of Major Waste Management Facilities – notice of adoption

CPRE LDF workshop details 5 October

Tree Works 3 The Coppice. Comments from Tree Warden on plans to re-pollard

Histon Hornets Refreshment Shed Officers recommendation was refusal

Delegated Planning Decisions at SCDC Report on plans to review to procedures

Audit Commission Chairman reported on South Cambs Development Control processes

Next meeting due 30 May 2006

Meeting closed at 9.55 p.m.

Next Arbury Park meeting 17 May 2006