

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 27th
April 2006 7.30 p.m. at the Parish Office, in the new Recreation Centre,
New Rd, Impington**

Present: Cllrs Jones (Chairman), Mason, Levitt, Parish, Rose, Harris

Mr D King (in part) Clerk: Mrs A J Young PAGES: 2

All agreed Cllr Jones elected Chairman for the meeting. Standing orders suspended to allow Mr King to address the Committee. Part of item 3 brought forward, all in agreement

3 Refusals and Acceptances

S/0125/06/O Highcliffe Properties Ltd land at 102 Cottenham Road. 7 dwellings and construction of new access and parking for existing dwelling. SCDC had refused the application due to:

- Out of character with existing pattern (linear)
- Impossible to ascertain whether harmful to highway safety
- Harmful to semi-rural character and visually intrusive

Mr King had provided new design for Highways Properties Ltd showing 4 barnlike dwellings, and these were presented to the Committee. New application awaited, with Committee members present noting clear compromises made but commenting on traffic issues; infrastructure overload and possible contributions
Chairman returned agenda order, re-instated standing orders, Mr King left meeting

1 Matters Arising 6 April 2006

All agreed minutes correct and to be signed

Bovis Homes Appeal – 46 sheltered retirement homes Inspectors visit taken place

Carebase Limited – 63 bedroom care home Cllr Mason discussed with planning

officers. Cllr Parish indicated letter to the PCT was a long-term issue. Discussion on possible conditions through Building Regulations e.g. noise regulation

Local Development Framework “Objection Sites” Response had been made on behalf of Histon and Impington Parish Councils

Longstanton Parish Plan with Cllr Jones for comment

SCDC Local Development Framework Pre-Examination Cllr Mason reported on lengthy session. Pre Examination to commence in June. Parish Councils requesting representation on Rural Centre issues

Appeal Unwins Properties Dist Cllr Mason had attended with Cllr Silk, representing Impington PC, and reported on proceedings. Decision awaited.

Village Green Trees Emergency work had been completed

2 New Applications

S/0653/06/F Mr & Mrs R Greer, 6 Water Lane – 2 storey extension. Following careful inspection, all in favour to **RECOMMEND REFUSAL** based on:

- Plans do not give a clear indication of the relationship to other properties
- Proposals as submitted would represent an out of scale development in relation to the existing property and is considered to be over-bearing in relation to surrounding properties

S/0647/06/F H Price, land at Moor Drove, Cottenham Road – siting of 12 caravans.

Following discussion on history of applications on site and status of previous appeal; land certificate required with application; need for application to go to full SCDC Committee if District minded to approve, Committee could not see any change in circumstances dealt with by Inspector at Appeal and all agreed Cllrs Parish and Mason to prepare a report to accompany a **Recommendation** of

REFUSAL. District Council's ability to determine the application in view of Inspectors decision to refuse the appeal would be investigated and referred to S/0574/06/F Mrs D Hopcraft, 38 Glebe Way – vehicular access. Committee voted 5 in favour, 1 abstention to **RECOMMEND REFUSAL** based on:

- New vehicular access to a busy and dangerous road (40 mph)
- Siting and visibility

S/0571/06/F Mr Dixon & Ms Cullham, 37 Park Lane – extension and dormer window. All in favour to **RECOMMEND REFUSAL** but based only on grounds of position and design of the front dormer

S/0576/06/LB Mrs M Burling, Toad Cottage, 84-86 Station Road – installation of flue liner, and S/0549/06/LB J A Hawker, 88 Station Road – installation of flue liner.

Inspected together. Agreed to make **NO RECOMMENDATION** being in principle happy with the installation of flue liners, but design felt to be inappropriate although in place on an adjoining property

S/0545/06/F The Land Partnership, 53 Cottenham Road – rear extension and double garage. All agreed to **RECOMMEND REFUSAL** commenting proposals were not in keeping with current property

S/0736/06/F J Starling, 11 Station Road – vehicular access. Cllr Levitt declared a prejudicial interest (friend of applicant) and left the meeting. Cllr Jones declared a personal interest (resident of Station Road). All agreed to **RECOMMEND**

APPROVAL. Cllr Levitt returned to the meeting

3 Refusal and Acceptances by SCDC

SCDC DECISION

PARISH COUNCIL Recommendation

Refusal

S/0125/06/O Highcliffe Properties Ltd, land at 102 Cottenham Road – 7 dwellings and construction of new access and parking for existing dwelling

Contrary HG11, SE2, SE9, highway safety not demonstrated

Refuse

S/0124/06/F Bishops Cycles, cycles and land r/o 51-55 Station Road – 4 dwellings and 2 garage blocks following demolition of shop; gardens for 51-55 Station Road

Contrary EN30, SE2, HG11, EN30, SH6, EN5, SPG Storage of solid waste. CS10 would require financial contribution towards education provision

Refuse

4 Other Planning Correspondence and Reports Received

Arbury Park Impington PC had received planning applications for a 152 bed hotel and primary school

Tree Works The Gables, High Street, removal and replanting of fruit trees. Tree Warden had no objection

53 Cottenham Road Appeal for 7 houses and garage for existing Appeal had been withdrawn

Closed at 9.40 p.m. Next meeting due 18 May 2006