

Cllr Payne declared a prejudicial interest on item 4 (near neighbour) which was brought forward on agenda. Standing orders suspended to allow Dist Cllr Mason to take part. Cllr Payne left the meeting during discussion and Cllr Silk took Chair for item 4

4 Appeal – Unwins Properties Limited – including Section 106 issues on Open Space

Appeal (Informal hearing) to take place Thursday 27 April Cambourne 10 am. Cllr Silk to look to attend in support of Dist Cllr Mason. Dist Cllr Mason to arrange to meet with John Koch at SCDC, together with clerk, to discuss co-ordinated approach. Noted that SCDCs position and backing of Parish Council conditions was important. Noted the site was on the market as a development site, not a business site. Section 106 – draft agreement supplied, together with map showing public open space site. Committee went through the draft and noted:

- Legal costs in drawing up any Sec 106 not included
- Conditions requested in Parish Council's appeal submission, and still required, not included i.e. LAP with commuted sum; financial contribution towards public recreation and sport facilities provided and maintained by the Council; contribution towards local facilities and public open space
- Figure of no less than 60 sq m per dwelling quoted. Parish Council did not require this level of provision with up to 80 properties possible

All agreed to respond to SCDC Legal Department raising the matter of legal costs and copying the original submission with requested conditions. Committee to refer to experiences at Arbury Camp with Sec 106 negotiations. Cllr Payne returned to the meeting and took Chair. Dist Cllr Mason up-dated Committee on The Windmill being removed from Buildings At Risk Register at SCDC and amendments being made to decision notice for Mill Road r/o Highfield Road development prior to leaving the meeting. Standing orders re-instated

1 Matters Arising from Previous Committee Meeting 28 March 2006

S/0435/06/F “refurbishment” to read “refreshment”. Cllr Silk confirmed minutes were a true record following this change and would be signed
Walkers Commercial, former Stonegate Premises, Mereway, Butt Lane had responded with reassurance on traffic concerns if site to be redeveloped
SCDC LDF “Objection Sites” Cllr Payne confirmed work was progressing with response to be in by 21 April

2 New Planning Applications

None

3 Refusal and Acceptances notified by SCDC:

Parish Recommendation

Granted:

S/0171/06/F H Berry, 22 South Road – porch and 2 storey side and rear extension **Approval**
S/0178/06/F Dr Jackson and Trinity Hall, 89 Station Road – extension **Approval**

5 Arbury Park Issues

S/0691/06/RM CCC Primary School and Ancillary Development Next agenda 18 April.
Places 4 People / BpHa / Papworth Housing representatives had met committee representatives to discuss further areas F1, F2, C2, E2 and E1. Note copied for all
Persimmon Homes A2 Email correspondence between Cllr Payne and John Pym reported re 5 storey flats. Agreed to write to John Pym stating Parish Council would be mindful to recommend refusal on an application to provide storage of bikes on stairwells
B1 space on A14 Boundary Gallaghers had reportedly put in an application for a 152 bed hotel. Discussion on changes to traffic flows if this progressed
SCDC Design Review Panel Minutes 14 March held on file. Neither Cllr Payne nor Teague could attend the next meeting due 21 April and agreed to write to John Pym to request deferral of issues on street naming and community building. Further meetings due 12 May and 9 June
Kings Meadow Residents Association – 5 April Notes from Cllr Payne to be circulated to all. Cllr Payne reported on attendees and discussions. Kings Meadow Residents were to contact the Parish Council to make arrangements for a meeting, as agreed at Full Council. Rat running was a problem in the Kings Meadows Estate and Cty Cllr Bradney had involved John Reynolds

Public Open Space Neil Tully Associates had provided plans for comment. Agenda item 18 April for Arbury Park Committee. POS 4 showed 2 options, a ball game area and a sensory area. Agreed to go back to NT Associates at this stage and indicate a preference for the principle of a sensory area, subject to affordability with the commuted sums (for further comment after 18th)

S/2364/05/RM Willmott Dixon Housing Area A3 Arbury Camp – siting, design and means of access for 25 dwellings. Granted with conditions including those covering garden sheds, encroachment of guided bus route, refuse stores, fire hydrants

S/2319/05/RM John Beretta, Areas L1 and M – 26 houses, 35 flats and associated garages. Granted with conditions including those covering noise mitigation, LAP, refuse stores, fire hydrants, meter boxes, satellite antenna

6 Correspondence and Reports Received

CCC Submission Statement of Community Involvement Noted

SCDC Decision on Carebase application, Chivers Way, Histon Delegated approval to a 63 bedroom care home, conditions to be negotiated. Appeal outstanding on Bovis Homes 46 bed retirement home on adjoining site

Tree Works 3 The Coppice. Cllr Starling to inspect

Next meeting due 18 April 2006 (Arbury Park), then 25 April (subject to confirmation).
Meeting closed at 9.30 p.m.