

**MINUTES (11) - IMPINGTON PARISH COUNCIL ARBURY CAMP PLANNING SUB
COMMITTEE MEETING HELD WEDNESDAY 13TH DECEMBER 2006 7.30 p.m. at The Parish
Office, New Road, Impington** **PAGES: 2**

Present: Cllrs Payne (Chairman), Abdullah, Unwin Clerk: Mrs A J Young
Dist Cllr Mason; Andrew MacLaren, Design Director Gallaghers; Neil Tully, Paul Drew, Jane
Thompson; John Pym; Sophie Smith

1 Election of Chairman

Cllr Payne elected as chairman for the meeting.

2 Members' Declarations of Interest

None

Chairman dispensed with rest of agenda with agreement of Committee and suspended standing orders for all to take part in item 5a) only. Consultation date on S/2168/06/F 15 Highfield Road would expire prior to next meeting, and SCDC had asked for a recommendation by 14 December. Committee members to consider after discussion on 5a)

5 New Planning Applications

S/1803/06/RM JJ Gallagher Ltd, Lands Improvement Holdings Ltd, Kings Hedges Investment Limited and Cambridge City Council – POS 1,3,4,5, 6 & 7 Arbury Camp, Kings Hedges Road – creation of 6 Public Open Spaces, Construction of Banks and Ditches and Erection of Community Centre, Changing Facilities, Maintenance Store, Youth Shelter and Cycle Store (26/9/06)
Amended 12 October “Additional information – Cycle & Youth Shelter details” For Comment
All further amendments – For Comment

AM confirmed some 90% of comments/requests received had been accepted by Gallaghers as valid, with positive responses and outlined process and timescales. Full sets of latest revisions on application left with Parish Council. DWP mentioned some items discussed with Steve Riley at a recent meeting not yet incorporated and other comments made through previous meetings with SCDC, including internal arrangements of sports changing facilities. Gallaghers intended to put tender packs out end January/beginning February. It had been prepared, but could still be amended

MJM raised issue of easement for repair and maintenance of underground drainage, to be adopted by Anglian Water. Legal enquiries essential

Comments / queries raised:

- 10ft clearance required for grounds maintenance equipment
- SCDC have a drainage expert for pitches
- JT queried length of pitches. AM confirmed if could be made larger, Gallaghers would do so, but raised conflict between advice given. Checks to be made with Sec 106 compliance
- 2 mini pitches – possible to be 1 Junior pitch
- Probability of successor body taking over facilities in longer term
- Preference for extra changing rooms as an extension, rather than club room. Design could be “flipped” to accommodate this (as an amendment at later stage) and possibility of foundations laid with tender spec. FA standards to be checked. If needs to be bigger, can change. Changing rooms not to be gender-specific; no urinals. Access from outside into disabled toilet needs to be specified if required. JT to ask Jim Hill to look at plans and comments for Cambs FA

AM went through table showing key points of concern. Bins, seat, cycle stores – process would be required but not to be progressed at current stage

POS 1

Access to recycling centre – moved to car park

Access to pitches – will provide drawing

Trees (pits) substantial amount of greenery round play area at present – JP expects to put a condition on to look at opportunities

Floodlighting levels provided, to be conditioned. Discussion then on lighting round pitches – low level or floodlighting? Once comments back from Highways Agency etc. AM will check to appropriate and visible lighting levels

Fencing round skatepark – addressed

Walling – addressed

Shelter Design Back to original Broxap design – to be conditioned for further design. Location not an issue. HA to provide details of design discussed by Youth Committee in Impington and Histon
Cycle Routes – delivering, lit – not narrowing
Cycle Stands – increased
Surface Water Drainage System – information now provided from WSP

POS 4

Community Building

Storage 42 sq m – size increased; bin storey now enclosed on 3 sides
Cycle route – more logical route – to be adopted by Highways Authority (part of infrastructure approval Sec 38)
Plaza seating – looking at 3 extra seats and 2 bins
Spill out café outside community centre – temporary furniture
Fencing – still under debate
Sensory Garden – Fine in principle, maintenance funding issue to be resolved

POS 5

Ditch – trees officer not happy with proposed hardcore materials – will damage trees, so wish to keep ditch open
Trees may therefore need to be taken down, other options discussed including replacement trees
Management of tree stock discussed – needs to be conditioned
Cross section – additional provided
ROSPA issue – needs to go through series of ROSPA checks before handover
Logo – dealt with
Public Art (jelly moulds) discussion on durability. To be conditioned as not full information

General

Designs for seats, bins etc. – simple plan required and range for choice – then discuss with Parish Council. Design continuity and easy maintenance an issue
NT to contact Steve Campin for expert input

AM then summed up agreements:

All seats and bins and cycle parking to be **conditioned** (agreed hoop stands required)
POS 7 – no concerns apart from seating and bins
POS 6 – no concerns apart from seating and bins, but no cycle parking
POS 5 – trees (**condition**), seats and bins, basic layout of facilities, no cycle parking
POS 4 – additional information on sensory garden required (**condition**); seats and bins; blanket request for surface water attenuation tanks not causing problem; internal specification (not planning issue)
POS 3 – seats
POS 1 – illustrate maintenance regime (access) for roller; sketch providing comfort that changing facilities can be altered within the space and de-gendered
Final check for the lighting (**condition**)
Design for youth shelter (**condition**)
Trees not currently planted
Physical dimensions of facilities to be checked for compliance

JT to check specs for tennis courts (to LTA standards) – if more space available WILL FULLY COMPLY

JP confirmed all internal issues can be dealt with as amendments

AM confirmed he was comfortable with the level of **condition** explored during the meeting and welcomed any further ideas as part of the process

Clerk, Dist Cllr Mason, AM, JP, JT, SS left meeting. Members **AGREED** to make **NO RECOMMENDATION** based on discussions held, providing copy of meeting notes in due course

S/2168/06/F Mr & Mrs A Rayner, 15 Highfield Road – extension By request of SCDC, Members inspected application together with recent application for neighbouring property. All **AGREED** to **RECOMMEND APPROVAL**

Next meeting 19 December when all deferred items to be taken
Meeting closed at 9.30 p.m.