

MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 8th FEBRUARY 2007 7.30 p.m. at the Parish Office, New Rd, Impington

Present: Cllrs Barrett (Chairman) Rose, Parish, Levitt, Mason, Jones, Emmines, Eade. Mr Andrew Slaymaker representing Nene Housing Association

Clerk: None

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With agreement of Committee, Chairman brought forward item **5 Affordable Housing** and suspended standing orders for Mr Slaymaker to address the Council.

Mr. Slaymaker gave Councillors copy of proposals to develop land to the north side of Cottenham Road opposite Alstead Road and Normanton Way. According to the SCDC survey there is a need for affordable housing for residents already in Histon & Impington, as such they will not place a greater strain on the infrastructure as far as Health and Education are concerned. He noted falling school numbers at both the Infant and Junior schools indicating capacity and the new primary school being built at Arbury. The scheme, to be built in the Green Belt would be a low cost scheme where 50% of the dwellings would be owned by the Housing Association. Occupiers will be able to purchase a variable percentage that will be fixed for individuals who will then realise a percentage of any gain if and when they move on. The farm track would be the entrance to the development, which would become a public adopted road. It would continue to serve the farm. It would be an "exception" site contributing no Section 106 contributions from the 24 units to be built. Councillors whilst noting the need to have more affordable housing to keep the villages sustainable also noted:

- Unwins site is more central to the village and, if developed for housing, is likely to have a substantial percentage of affordable housing.
- The layout design was criticised for its lack of a communal feel/ neighbourliness for a site that would be a distance from the centre of the village and have to have a degree of self containment.
- There were concerns that by granting planning permission for this development it would be difficult to contain any further expansion and would eventually lead to the rest of the site being developed. It was noted that the road eventually joins up with the B1049, offering scope for even further development to the north.

In response to Councillors perennial concerns regarding Anglian Water's ability to provide adequate sewerage systems for the village, it was indicated that it would be possible to develop a reed bed sewerage system on site to avoid overloading the current system.

Mr Slaymaker offered to show Councillors a similar housing scheme in Bourne. It was noted that the initial timetable for the Housing Corporation had passed and the next funding round would be in October. It was therefore hoping to obtain planning permission May/June time.

Councillors thanked Mr Slaymaker for presenting his plans and asked that their concerns be noted. In particular those concerning the proposed layout and how the site could be "contained". Meanwhile Cllrs. agreed to review the latest SCDC housing needs report. Cllr. Mason asked that the appeal decision in relation to development of the "Chivers Cottages" between this development and 53 Cottenham Road be noted.

Chairman returned to agenda order

1 Apologies for Absence

None received

2 Members Declarations of Interest

Councillor Rose declared a personal interest in 103 Cottenham Road as he lives close to the property. Councillor Eade noted that as a former employee of NIAB he may have a personal interest in the David Wilson Homes development on NIAB land and the redevelopment of their office block adjacent Huntingdon Road.

3 To sign and approve minutes of meeting 25 January 2007

Agreed to be signed as a correct record

4 Matters arising from meeting held 25 January

Land at Bishops Cycles, 49 Station Road and land to rear 51-55 Station Road
Noted that new applications had been received for each site, next agenda
Hilton Parish Council Cllr Parish had input to letter to Hilton PC from IPCllr Payne outlining concerns for Histon and Impington on A14 Widening issues
Go-East Cllr Jones wished it noted he was not doing a report

6 Go-East

Briefing note received summarising proposed changes. Councillors noted the comments from the County Council on the changes to the East of England Regional Plan. Copies to Cllrs Jones and Parish

7 Northstowe – Forward Planning

Cllr Mason explained that a new application would be going in from English Partnerships, however SCDC were obliged to determine the two existing applications on this site. They were almost identical and made use of the twin track process for speeding up determination that the Deputy Prime Minister said he would ban. The new application would be for a larger number of houses and is expected June/July time. Agreed to wait for new application to pursue the three tracks of drainage, traffic and coalescence although preparation work could be done through, for instance the villages traffic survey work agreed upon recently. The Clerk was asked to ascertain the current status of the two current applications from SCDC.

8 New Applications

S/0001/07/F David Wilson Homes & The Consortium of Landowners, land west of Histon Road (Impington) – formation of vehicular, pedestrian and cycleway access road from Histon Road to serve the urban extension of the City between Huntingdon Road and Histon Road, Cambridge, together with drainage and landscaping work , **AND ALSO** From City Council: Land between Huntingdon Road and Histon Road, Cambridge – mixed use development comprising up to 1780 dwellings, primary school, community facilities, retail units (Use Classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works. Impington PC had suggested meeting w/c 12.2.07 between Cottenham Histon, Impington, Oakington and Girton to come to joint response. No date yet set. Agreed to explore with Impington a joint submission on the David Wilson Homes development. Agreed to concentrate on drainage and traffic, including air quality. Cllr Barrett to contact Cllr Geoff Payne of Impington to draw up an action plan for submission, which is due at the end of the month.
07/0005/FUL NIAB Huntingdon Road – erection of a part 2 storey part 3 storey office and laboratory building, glasshouse, decked car park, plant and equipment,

access road, landscaping and ancillary works. Impington PC had decided not to comment All AGREED **NO RECOMMENDATION**

S/0063/07/F Mr & Mrs Oughton, 103 Cottenham Road – demolition of bungalow and construction of new dwelling. Committee inspected previous plans for the site for extension, with permission in place. All AGREED **RECOMMEND APPROVAL**

S/0065/07/F D Milner, 19 Station Road – conservatory. All AGREED **RECOMMEND APPROVAL**

S/0079/07/F Mr & Mrs K Palmer, 62 Manor Park – new roof over existing extension. All AGREED **RECOMMEND APPROVAL**

9 Refusal and Acceptances by SCDC **SCDC DECISION**

PARISH COUNCIL **Recommendation**

Granted

S/2302/06/F Mr & Mrs Ackroyd, 39 Somerset Road – conservatory **Approval**

Refused

S/2354/06/F R Wisbey, 2 Winders Lane – single storey dwelling to rear **Refusal**
Contrary HG11 (noise and disturbance, out of character); lack of privacy for new dwelling

10 Other Planning Correspondence and Reports Received

South Cambs Local Development Framework Adoption of Core Strategy

Noted in particular the adoption of Histon & Impington as a Rural Centre.

Park & Ride cycling and pedestrian issues Noted Park & Ride latest plans and that they are being considered by Development Committee on 19th February. Despite the informal hearing at Shire Hall on the cycling and pedestrian concerns, they do not appear to have been changed. The Committee felt that the whole process adopted by the County Council to push through this scheme is flawed. It is the public though who, yet again, will reap the harvest from poor planning.

Appeal 44 Station Road – Variation of Condition 3 of planning permission

S/0242/01/F to allow hot food takeaway service between 17:00 hours and 23:00 hours Mr Dias was given opportunity to address Committee. Agreed to submit additional material as put together by Cllr Parish to the Planning Inspector.

Meeting closed 9.45 p.m. Next meeting due 22 February 2007 (TBC)