

**MINUTES - HISTON PARISH COUNCIL PLANNING MEETING THURSDAY 22nd
FEBRUARY 2007 7.30 p.m. at the Parish Office, New Rd, Impington**

Present: Cllrs Barrett (Chairman) Rose, Parish, Levitt, Mason, Emmines
9 residents (some in part); 3 representatives of Strategic Land Partnership
Clerk: Mrs A Young

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With agreement of Committee, Chairman brought forward part of item **5 New Planning Applications** and suspended standing orders. In view of the high number of public present it was decided to take items early in the agenda so that those interested could be in the meeting room for at least their item of particular interest

S/0225/07/F Mrs D E Bendall, 2 Water Lane – erection of 2 new houses and 3 garages and alterations to access arrangements. Residents from Water Lane and Brook Close in attendance. Discussion with Committee members regarding issues of concern to the residents, both planning and boundary. Items raised:

- Traffic
- Boundary issues; plan may be incorrect; not to scale
- Loss of amenity, privacy and light
- Car trip generation
- Noise and disturbance
- Access; visibility splay
- No Traffic Impact Assessment provided
- Tree removal
- Loss of character/variety to village (existing characterful house having large garden)

Standing orders reinstated. Committee discussed further and agreed, all in favour, to **RECOMMEND REFUSAL** based on:

- Traffic problems – there has been no TIA done in terms of movements at many times of the day onto a road busy with traffic already queuing at the traffic lights
- Access Inadequate splay to access; lack of visibility with a narrow footpath to B1049
- Garages Siting to the detriment of the amenity of neighbouring properties
- Parking Concern about inadequate parking and manoeuvring provision, and difficulties envisaged
- Trees Removal of trees shown could cause an overlooking problem
- Overlooking of all adjacent properties

5 residents left meeting. Committee agreed to proceed with 2 applications for: S/0163/07/F Strategic Land Partnership, land at Bishops Cycles 49 Station Road and land r/o 51-55 Station Road – erection of 5 residential units to include 1 retail unit following demolition of existing buildings and S/0164/07/CAC Strategic Land Partnership, 49 Station Road – total demolition of dwelling. Committee members inspected the new applications and discussed the changes. All agreed to suspend standing orders to allow those present to take part. Developer's representatives were able to clarify some issues and neighbours able to ask questions and make points. Issues raised/points noted:

- Car port – pitch had changed
- Measurement to ridge of houses 9.5m – 10m
- Ratio of 1.6 parking spaces per unit and South Cambs standards followed
- Arboricultural officer had checked legislation for beech tree and was happy the design as presented would not undermine the roots
- Concern from No 24 Water Lane on height

- Retail and residential frontage swapped (to retain beech hedge and improve position for No 47a and retain the setting)
- General overview of Conservation Area issues and planning issues. Developers believed to be a well-balanced scheme
- No 49 not viable to conversion
- Dormers on front
- Specific with to avoid “pastiche”
- Developers/Committee unable to comment on any possible noise and disturbance expected from nearby area
- Retail area at 75 sqm likely to be small-scale business – less easy to change to dwelling than previously
- Balconies to properties removed

Standing orders re-instated. 4 letters of objection sent to SCDC and provided for the records for photocopying to the Parish Council read out to meeting. Committee read reasons for refusal by South Cambs on previous application. Cllrs commented in turn, stating a lot of thought had clearly gone into the re-design but each had a problem with the demolition aspect, with no case made. Comments made on frontage design; affect of delivery vehicles on residents to rear; traffic issues; invasive view of car port from Nos 57/59; suggestion that SCDC Conservation Officer may have had a change of view was a concern to members. All AGREED to **RECOMMEND REFUSAL** for both applications, stating it was not clear a lot had changed since the last comments made on the site, accepting some of the issues had been addressed, for which the Parish Council thanked the developer, but not believing it has gone far enough to make a change of mind on the recommendation. 3 representatives of SLP and 2 members of the public left the meeting. With agreement of Committee, Chairman again suspended standing orders and brought forward part of item 7 Development Proposals at Aingers Road

Mr Dean presented plans for development at Aingers Road, following demolition of one dwelling, for early information of the Parish Council, having visited some neighbouring properties with further visits planned. The proposals, as currently shown, included 2 x 4 bedroomed houses with roof rooms at front of site, with 2 x 2/3 bedroomed bungalows to rear, accessed alongside first house. Comments made on:

- Splay required
- No sign of asbestos in current property
- Regimental appearance of plan
- General movement of traffic into this residential road
- Suggestions on hiping of bungalow roof

Committee thanked Mr Dean for the information and reinstated standing orders. Chairman returned to agenda order proper. Mr Dean left the meeting

1 Apologies for Absence

Cty Cllr Jenkins

2 Members Declarations of Interest

None

3 To sign and approve minutes of meeting 8 February 2007

Agreed to be signed as a correct record

4 Matters arising from meeting

Housing Survey for Histon 2003 emailed to all at previous meeting
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. With agreement of all, Chairman suspended standing orders to allow Mr Dias to address the meeting. Mr Dias had been unaware that his appeal had been on the Planning agenda 8 February, as published. The response due with Inspector by 1 March had not yet been submitted although drafted following the discussion on 8 February. Mr Dias asked members how the decision had been reached on what should be submitted. Specifically he asked what information/objections/letters of support had been received on the appeal by the Parish Council. The members confirmed nothing had been received until 22 February, being a copy letter of support for temporary permission from Dist Cllr Chatfield. Mr Dias produced letters of support in the appeal from residents sent directly to the Inspector in Bristol but deliberately not copied to the Parish Council and asked members to read these letters at the meeting. Committee members explained that during Appeals, the Parish Council were asked for any additional comments they wished to make in respect of the original application. As a matter of course, no additional information was provided to the Parish by District Council. The Planning Committee had looked at the original submission by the Parish Council on 8 February and the reasons given for refusal by the District Council, and agreed to add re-enforcement to what the District Council had said in their refusal. Mr Dias asked if there had been any complaints regarding noise and disturbance from the existing business. Committee members had no knowledge of this and Mr Dias was reminded the application had been turned down on potential noise, not current situation. Discussion followed on existing uses and enforcement issues; lunch time permission granted; current arrangements for collection of food from the premises; potential of multi-use of site; parking provision. Cllr Parish looked at the letters of support shown to members and sent to Bristol, noting these included: Dist Cllr Chatfield (copy already provided to Council); Cty Cllr Jenkins (support previously advised to Parish Council by Cllr Jenkins); 2 from Mr Milner; 2 from Mr Stannard; Mr Unwin, Mr Lewis and 1 from resident of Cottenham. Statement made that all would be read by the Inspector and therefore taken into account in the process. Chairman re-instated standing orders and Committee agreed to send letter agreed at previous meeting. Mr Dias left the meeting

5 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. Cllrs Mason, Barrett and IPCllr Payne and Cottenham PC representative had met to prepare a joint approach to a response recommending Refusal. Due with SCDC and City by 1 March. Drafts now in circulation for drainage and traffic, once complete to be circulated to all Cllrs and emailed by deadline

S/0171/07/F Mr S Turner, 20 Clay Street – proposed pitched roof over existing flat roofed front extension. All AGREED to **RECOMMEND APPROVAL**

6 Refusal and Acceptances by SCDC
SCDC DECISION

PARISH COUNCIL
Recommendation

Granted

S/2414/06/F Mr & Mrs Jakubowski, 16 Clay Street – extension
S/2381/06/F Mr & Mrs Bowsher, 7 Park Avenue – extension
S/2382/06/f Mr & Mrs Osbourne, 52 Narrow Lane – extension

Approval
No Recommtn
Approval

Refused

S/2410/06/F Mr & Mrs Jackson, 106 Cottenham Road
(Contrary HG12; P1/3) **Refusal**
S/2424/06/F Home Office, Oakington Immigration Centre, Longstanton – 5.2m high
security fence **Refusal**
((unacceptance visual impact; perceived threat to community)

7 Other Planning Correspondence and Reports Received

Arbury Park New Newsletter Feb 07 received.

Clay Street (Excelcare) Planning concerns from residents to be forwarded to Dist
Council

Tree works 1 Church Street. Cllr Eade, Tree Warden to visit and comment

Meeting closed 10.20 p.m. Next meeting due 8 March 2007 (TBC)