

MINUTES - IMPINGTON PARISH COUNCIL PLANNING MEETING HELD TUESDAY 6th MARCH 2007

8.30 p.m. at the Parish Office, New Road, Impington

Present: Cllrs D Payne, G Payne, Nudds
Dist Cllr N Davies (in part), Ms C Winch (resident in part)

Pages: 2
Clerk: Mrs A J Young

1 Election of Chairman

Cllr Payne (D) elected as chairman for the meeting.

2 Members' Declarations of Interest

Personal Interest Cllr D Payne – Unwins site – nearby neighbour

With agreement of Committee Chairman agreed to suspend standing orders and bring forward part of item 5

5 New Planning Applications

S/0273/07/O H R Builders Limited and BPHA, land adj St Georges Court – affordable housing. Committee read out response to previous informal approach by Chartered Surveyor on the site, outlining Parish Council's reasons for objecting to use for affordable housing. Also copy letters of objection from resident of St Andrews Way, and inspected outline plans. Resident present raised issue of Green Belt exception sites and lack of safety for routes to school. Following full debate all agreed to **RECOMMEND REFUSAL** based on:

- not well related to facilities in the village - being 1900 metres from the shops in the village centre
- long distance from the Junior School (1700 metres) and further from the Nursery and Infants' Schools, whilst in both cases, and for access to the Village College, the journey includes sections of road without any footpath
- inadequate public transport - there being only 3 buses a day from the nearby stop, and 900 metres (again, along sections of road without footpaths) to the stop at the Village College, exceeding 800 metre planning distance for access to public transport
- problems with surface water drainage in the vicinity, particularly St Andrew's Way, which would be exacerbated by development on this land. History of flooding
- Green Belt

Noted that Impington Parish Council may welcome affordable housing on a more appropriate site that would better meet the needs of its likely residents. Resident left meeting

Chairman then brought forward item 7 Unwins Site and all agreed to hold "In Committee" As per standing order 36, under standing order 65, in view of the commercial sensitivity of business about to be transacted, Dist Cllr Davies was invited to remain

Following item 7, Chairman returned to agenda order. Dist Cllr Davies had left the meeting during In Committee Item

3 To Sign and Approve Minutes of meeting 6 February 2007

All agreed to sign as a true record of the meeting

4 Matters Arising

East of England Plan Response made by Cllr D Payne, as previously agreed

Park & Ride Parish Council yet to request a referenced traffic count before site opens

A14 Widening Cllr D Payne had prepared letter to Highways Agency for joint response from Histon and Impington PCs. Histon Chairman had agreed it.

5 New Planning 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. Joint objection response made and copied to all Councillors. Cllr D Payne confirmed County Council had objected and objections from Girton PC and Cottenham PC held on file

S/0257/07/F S Williams, 2 Hereward Close – garage, new boundary fence and new access. Following careful inspection, all AGREED to **RECOMMEND REFUSAL** based on:

- Visually obtrusive and oppressive

- Out of proportion, out of style and character
S/1272/06/F K Satchell, Chequers, 117 Station Road – extension AMENDED For information only “Minor alteration to roof pitch of bedroom 4 and en-suite. Noted
S/1139/06/F Mr & Mrs P Scholten, 19 Villa Road AMENDED “Insertion of velux window to front roof plane”.
 Noted

6 Refusal and Acceptances notified by SCDC:

Parish Recommendation

Refused

Granted

S/2356/06/F Prof A Birchenough, 8 School Lane – 2 storey rear extension
 4 conditions

Approval

S/2194/06/F Mr & Mrs Moir, 38 South Road – extensions
 5 conditions

Refusal

S/0081/07/F Mr & Mrs A Brewer, 35 New Road – extensions

Refusal

S/2396/06/F A Kerins, 10 Ambrose Way – single storey rear extension

Approval

S/2399/06/F Mr J McDonald, 13 College Road

No Recommendation

S/0080/07/F Mr & Mrs S Jones, 12 Drake Way – roof over conservatory

Approval

S/2504/04/F Hogger Homes, 15-17 Mill Road, land r/o 17-23 Highfield Road – erection of 11 houses, 2 flats and garages following demolition 15-17 Mill Road

16 conditions including detailed surface water drainage scheme to be submitted under Sec 106 agreement and contribution to maintenance of Awarded Watercourse 164

Refusal

8 Other Correspondence and Reports Received

Northstowe Up-date Newsletter Feb 07 held on file. Chairman outlined recent concerns over access road through Oakington. LDF Green Belt comments on possible changes by 15 March, noted.

Tree Works 30 Percheron Close, dead wooding and pruning. Cllr Waters had inspected and happy with proposed work

S/0299/06/F 62 Impington Lane Copy letter from neighbour to SCDC regarding changes and amendments SCDC had not advised them of. Noted

Appeal Decision 19 Burroughfield Single storey front extension. Allowed.

Enforcement/Planning Councillors raised following issues:

- St Georges Court unauthorised gate – report to SCDC again
- Property in Milton Road. Planning permission had stated no separate occupation. Enforcement officer to be advised of apparent separate accommodation
- Commercial property sale board erected in Butt Lane

Welcome Pack – Arbury Park draft provided by Abbie Mason, CDO. Cllr Teague to attend meeting 29 March to discuss. Agreed to input any ideas for additions through Cllr Teague following review by Chairman and Clerk, and agreed by Committee

Next Planning meeting due 20 March. Meeting closed at 10 p.m.