

**Minutes of Histon & Impington Parish Council Planning Committee**  
**Tuesday 23<sup>rd</sup> April 2013**  
**At the Parish Office, New Road, Impington**

**Planning Committee Minutes**

**Membership: 9 + 2 ex-officio**

**Quorum: 4**

<b>Agenda No:</b>	Present: <b>Cllrs:</b> Denis Payne, Marian Cleaver, John Dunn, John Emmines, Brian Ing, Marcus Dann, Max Parish Chris Anderson – Agent for 7 Water Lane 2 residents of Hereward Close Clerk: Miss C M Presland	
P13/001	<b>APOLOGIES FOR ABSENCE</b> <b>Cllrs:</b> David Legge (personal), Janet Diplock (personal), Josephine Teague (personal)	
P13/002	<b>MEMBERS DECLARATIONS OF INTERESTS</b> None received	
P13/003	<b>MINUTES OF MEETING HELD 2<sup>nd</sup> April 2013</b> All <b>agreed</b> to sign minutes as a true record of the meeting	
P13/004	<b>MATTERS ARISING</b>	
004.1	<u>Item 299.1 Pre Determination Statement</u> to be drafted for June meeting  With agreement of the Committee, Chairman suspended Standing Orders and brought forward items 005.5 followed by 005.6 and 005.7 to allow all present to take part.	
P13/005	<b>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM SCDC</b>	
005.1	<u>S/0614/13/FL Mr Anthony Ashdhian, 5 Youngman Avenue, Histon</u> Extension to existing porch. All <b>agreed</b> to make a recommendation of <b>approval</b>	
005.2	<u>S/0375/13/CA Mr Joe Cable, Everards Brewery Ltd, 2 Glebe Way, Impington</u> Removal of shed, relocation of public house garden. All <b>agreed</b> to make a recommendation of <b>approval</b> with a condition prior to commencement a landscape plan is submitted and approved	
005.3	<u>S/0374/13 FL Mr Joe Cable, Everards Brewery, 2 Glebe Way, Impington</u> New access, removal of shed, relocation of garden, erection 2No. garages. Noting the improvements made to the access of the site, concerns raised regarding proposed access road to garages could potentially be used for other reasons or access to adjacent site. All <b>agreed</b> to make a recommendation of <b>approval</b> with a condition the access road is to be private access to the garages only	
005.4	<u>S/0675/13/FL Mr &amp; Mrs T Morely, 74 Impington Lane, Impington</u> Rear extension & new garage. All <b>agreed</b> to make a recommendation of <b>approval</b>	
005.5	<u>S/0552/13/FL Mr D'Angelo, 24 Hereward Close, Impington</u> New dwelling to rear of 24 Hereward Close. Standing Orders suspended. 2 residents of Hereward Close present with copy of letter sent direct to SCDC. Covenant issues discussed. All <b>agreed</b> to make a recommendation of <b>refusal</b> for the following reasons: <ul style="list-style-type: none"> <li>• Intensified use of the plot together with the shared access would result in loss of amenity to neighbouring properties</li> <li>• Impinge on the outlook from properties on Impington Lane</li> <li>• Out of keeping with street scene</li> <li>• Risk of flooding noting inaccuracies in FRA</li> </ul> If SCDC are minded to make a recommendation of approval, the Parish Council would like the following conditions to be applied: <ul style="list-style-type: none"> <li>• The site entrance should be brought in line with the proposed plan (and the terms of the right of way), which would require narrowing it from the existing 4 metres to</li> </ul>	

	<p>2.5 metres in width</p> <ul style="list-style-type: none"> <li>• A mentioned in the FRA, installation of floodable void to reduce the risk of flooding to neighbouring properties</li> <li>• A professional assessment undertaken to determine whether asbestos is present on site, if so removed in accordance with relevant regulations</li> <li>• Restriction of access times during construction and power operated machinery on site</li> <li>• Scheme for parking of personnel and plant during construction period noting the cul-de-sac location of off street parking present</li> <li>• Positive surface water drainage to be provided via an oil interceptor for vehicle parking and garage areas to avoid groundwater contamination</li> </ul> <p>Residents left the meeting. Standing Orders re-instated.</p>	
005.6	<p><u>S/0586/13/CA Highland Glen Estates Ltd, 7 Water Lane, Impington</u> Total demolition of one dwelling. Standing Orders suspended. Agent present at meeting. All <b>agreed</b> to make a recommendation of <b>approval</b></p>	
005.7	<p><u>S/0587/13/FL Highland Glen Estates Ltd, 7 Water Lane, Impington</u> Erection of 2 Dwellings and carport following demolition of existing dwelling. Standing Orders suspended. Application present. After lengthy discussion of site history, improvements to proposal, access, layout, street scene and protection of listed cottage adjacent to site all <b>agreed</b> to make a recommendation of <b>approval</b>. Agent left the meeting. Chairman re-instated Standing Orders and returned to agenda order</p>	
005.8	<p><u>S/0747/13/FL Mr Jo Bryant, Histon Baptist Church, Station Road, Histon</u> Construction of car park and erection of fencing. Noting the proposal is in a sensitive part of the village conservation area, surrounded by listed buildings and monuments, whose integrity and listed building status depend significantly on the landscape that surrounds them, concerns were raised at the potential loss of the current green open vista from the existing parking arrangement at the Baptist Church. The previous planning application submission for the existing parking arrangement granted in October 2006 recognised this sensitivity with the use of grasscrete or similar material and the lack of formal parking bays. The Parish Council do not object to the provision of car parking for the Church in this area, but have concerns of the area itself being used as a public car park and of the proposed vista created by such a large hardstanding area, with no additional landscaping proposed to soften the boundaries. Noting the sensitivity of the site and surrounding areas, all <b>agreed</b> to make a recommendation of <b>refusal</b>. If SCDC are minded to make a recommendation of approval, the Parish Council would like conditions covering:</p> <ul style="list-style-type: none"> <li>• Sensitive times of delivery and access to the site noting nearby school, nursery and groups using the Baptist Church</li> <li>• Low level landscaping plan to soften the boundaries and loss of open vista</li> <li>• Works permitted to areas adjacent to trees must be carried out using a no dig method</li> </ul>	
P13/006	<p><b>TO ACCEPT CLERKS REPORT COVERING:</b></p>	
006.1	<p><u>Clerks Report</u> provided to all and accepted covering: Refusal &amp; Acceptance Notices; Appeal decisions; Tree Works; SCDC Updates</p>	
P13/007	<p><b>TO RECEIVE UP-DATE ON NORTHSTOWE</b></p>	
007.1	<p>Update from Representatives: Cllr Payne updated Committee on last meeting covering: renewable energy, sustainability codes, affordable housing, working group progress and land parcels sizes</p>	
007.2	<p>April 2013 Newsletter held on file</p>	
P13/008	<p><b>CONSULTATIONS</b></p>	
008.1	<p><u>Cambridge City Council - Community Infrastructure Levy Preliminary Draft Charging Schedule – notice of consultation period 18 March 2013- 29 April 2013 at 5pm</u>. Draft response by Cllr Payne copied to all. Cllr Ing to draft wording to alteration to introduction, Cllr Payne to finalise and send out to all. Final version to be submitted within deadline</p>	

P13/009	<b>TO CONSIDER OTHER PLANNING CORRESPONDENCE AND REPORTS</b>	
13/009.1	<u>Darwin Green 2</u> Next meeting scheduled 7 <sup>th</sup> May agenda held on file. Cllr Payne to invite Julie Ayre to meeting with interested Committee members to update on progress. Suggested dates to be circulated for agreement	
009.2	<u>Enforcement Issues</u> HFC Trees - confirmation of planting received from Histon Football Club. Planting to take place next planting season starting November 2013. Noted Scrutiny Committee meeting date to be confirmed. Cllrs Parish and Nudds to attend	
009.3	<u>Village Developments</u> Merrington Place & Primrose Lane (Bellway Homes). Site visits to be arranged for both sites. Correspondence received regarding traffic route for Primrose Lane, concerns forwarded to Bellway. Parking concerns forwarded to PCSO	
009.4	<u>St Andrews Church Hall</u> Update received on 19 April from County Council Highways Development Control Engineer Vikki Keppey stating the information provided from the applicant/agent is not acceptable to the Highway Authority. Interest expressed from Parish Council to meet on site expressed. Update requested from SCDC Planning Officer, no response to date. Committee Clerk to chase for response	Comm Clerk
009.5	<u>Other Correspondence and Reports</u> Cllr Ing updated Committee on County Council Bridges Department survey being undertaken to measure flow in culvert under B1049	
P13/010	<b>Date of next meeting</b> Tuesday 7 <sup>th</sup> May 2013	
P13/011	<b>Items for next agenda</b> None requested	
	<b>Meeting Closed: 9.11</b>	