

Minutes of Histon & Impington Parish Council Planning Committee

Tuesday 4th April 2017

7:30 pm at the Recreation Centre, New Road, Impington

Planning Committee Minutes

Membership: 9 + 2 ex-officio

Quorum: 4

<p>Agenda No:</p>	<p>Present: Cllrs: Denis Payne (Chair), Steve Carrington, Simon Jocelyn, Marian Cleaver, Nick Wood, Brian Ing, Josephine Teague Clerk: Chelsea O'Brien; Residents: 4 Also: Ken Hart; Jonathan Collins (Mitre Development) With agreement of the Committee, Chair suspended Standing Orders and brought forward item 006.1</p>	
<p>P17/001 001.1</p>	<p>APOLOGIES FOR ABSENCE Cllr(s): Aga Cahn (personal). Cllr Payne notified the Committee of the resignation of Christine Hertoghe from Council, those present thanked Christine for her input and enthusiasm shown at Planning meetings</p>	
<p>P17/002 002.1</p>	<p>MEMBERS DECLARATIONS OF INTERESTS None</p>	
<p>P17/003 003.1</p>	<p>PUBLIC PARTICIPATION No items raised</p>	
<p>P17/004 004.1</p>	<p>MINUTES OF MEETING HELD 21st March 2017 All agreed to sign minutes as a true record of the meeting</p>	
<p>P17/005 005.1</p>	<p>MATTERS ARISING <u>Item 213.1 Assets of Community Value</u> no progress on applications</p>	
<p>P17/006 006.1</p>	<p>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM SCDC <u>S/0783/17/FL</u> K Hart, Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road Restoration and redevelopment of the former station building with a ground floor commercial unit comprising use Class A1 (shop), A2 financial and professional services), A3 (cafe), D1 (non-residential institutions) or B1 (a) (offices) – in the alternative with 2 apartments above; together with the erection of 10no. apartments, car and cycle parking, landscaping and associated infrastructure. Standing Orders suspended <u>Mr Child, Geographer</u> concerns regarding commercial aspect, shown a café/deli. Similar ilk to existing business in Impington. Expressed keenness for site to develop but urged careful consideration for the commercial unit proposed, ensuring use is compatible and compliant to the area and surrounding business <u>Mr Smallwood, Village Society</u> queried Conservation Area boundaries, clarified site is not within Conservation Area <u>Mr Collins (Mitre Development)</u> sought consistency in Parish Council decision making, noting no affordable housing present on development Standing Orders re-instated Members present discussed: <ul style="list-style-type: none"> - Retention and restoration of historic building Station house key factor in application - Need to accept restoration costs compromised viability of site - Pressure to preserve site - Concerns classes applied for, need for appropriate use of commercial unit to be compatible with existing local businesses Noting the work undertaken by architects and developers to date for the two sites, the involvement of plans and further work undertaken by Councillors regarding Planning Polices, in light of this members would have made the same recommendation for the application S/0671/17/FL of approval commenting, <i>support proposal in principle, lack of affordable housing is an issue. If SCDC are minded to make a recommendation of approval, with conditions as agreed previously (it is requested that the amenity and privacy of 2 (and possibly 4) Villa Road and 14 Pine Court be corrected by appropriate conditions (screening).</i></p>	

	<p><i>The need for the play area is questioned given the figures provided by County Council on occupancy of children. Fears of what might therefore happen to it led to comment that it should be struck from the plans, given the proximity and safe access to other play areas. The applicant showed two representations of the scheme with alternatively dark and buff brickwork. The committee had a clear preference for the buff.)</i></p> <p>Developments not meeting Affordable Housing Planning Policy is not considered a material planning consideration for recommending refusal. Histon & Impington Planning Committee aspire for all developments to follow policy (40%) where possible and viable. Highlighting the lack of affordable housing is to ensure a full viability assessment is undertaken by the relevant Planning Authority. 4 residents, Mr Collins and Mr Hart left the meeting, Chair returned to agenda order</p>	
006.2	<p>S/0899/17/FL Ian Levitt, 23 Spring Close, Histon Re-roofing of existing garage. All agreed to make a recommendation of approval</p>	
006.3	<p>S/0902/17/FL Mr & Mrs Smith, 41 Saffron Road, Histon Two storey side extension, single storey rear extension and internal modifications. Members inspected plans, all agreed to make a recommendation of approval</p>	
006.4	<p>S/0912/17/FL Mr & Mrs Smith, 59 Home Close, Histon Partial demolition of garage and car port. Erection of new two storey two bed dwelling on the (extended) existing garage slab and foundations. Erection of new build detached garage. All agreed to make a recommendation of approval conditioning obscure glazing, fixed glaze en-suite window to rear elevation</p>	
006.5	<p>S/0960/17/LD Mr & Mrs Ediger, 78 Primrose Lane, Impington Lawful development certificate for a proposed roof light. Request for local information. Members present had no additional information to add to application</p>	
006.6	<p>S/0822/17/FL Agnor Thoft, 1 Highfield Road, Impington Kitchen and utility extension. Existing garage to be demolished and new replacement garage extension to master bedroom. Noting plot size, all agreed to make a recommendation of approval</p>	
006.7	<p>S/2896/16/FL Mr Tony Price, Moor Drove, Histon Partly retrospective change of use of the land to residential (some of the provision being for Gypsies and Travellers) with the siting of eight caravans of which no more than three would be static caravans and construction of three utility sheds and hard standing Discussion covered: - Proposed site outside Local Plan allocation - Green Belt All agreed to make a recommendation of refusal commenting circumstances demonstrated do not outweigh the harm the proposed extensive development would have on the Green Belt</p>	
006.8	<p>S/1012/17/FL Dr Mark Dunning, 89 Station Road, Impington Demolition of existing single storey rear extension and erection of new single storey rear extension. All agreed to make a recommendation of approval subject to condition of a traffic management plan covering deliveries, plant etc noting on-street parking present on Station Road and bus route</p>	
006.9	<p>S/0218/17/FL MacPherson 32 Youngman Avenue, Histon proposed extensions to existing dwelling and alterations. All agreed to make a recommendation of approval subject to condition covering proposed first floor window in the side elevation (west) shall be obscure glazing and fixed shut</p>	
P17/007	<p>To Accept Clerks Report</p>	
007.1	<p>Provided to all (Appx 1) covering: Applications for Information only; SCDC Decision Notices; SCDC Local Plan Update. Accepted. Additional discussion on SCDC Local Plan, Local Green Spaces Committee Clerk to circulate recent correspondence received</p>	Comm Clerk
P17/008	<p>To Receive Up-Date on: Northstowe, North West Cambridge, Darin Green, Waterbeach developments</p>	
008.1	<p>Northstowe Community Forum and Drop In – Wednesday 26th April, no Highways Agency</p>	

	<p>representative present.</p> <p><u>Waterbeach</u> Cllr Ing circulated notes from attendance at exhibition 29th March, covering: Retail Space; Number of Dwellings; Access; Highways/Transport</p> <p><u>S/0559/17/OL Secretary of State for Defence and Urban & Civic Plc, Waterbeach Barracks and Airfield site, Waterbeach</u> Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10. Comments to be received by 10th April 2017</p> <p>Noting A10 Strategy Study due by August and application outline, at this time agreed to not to respond to application. Should further details emerge, aspects the committee will consider include: Transport, Retail and overall impact (height)</p>	
P17/009 009.1	<p>Consultations</p> <p><u>None</u></p>	
P17/010	<p>Task & Finish Primary School</p> <p><u>Discussion points to feed back to Task & Finish group</u> no update</p> <p><u>Review details of Land Registry</u> Cllr Payne provided copies of land registry information for the Junior School site. Noting reference to personal covenant to Histon Parish Council, Committee Clerk to search archives</p>	Comm Clerk
P17/011 011.1 011.2 011.3	<p>Items Deferred to Next Agenda:</p> <p><u>Neighbourhood Planning Training Session</u> Cllr Payne verbally updated on policy work undertaken to date. Regular series of meetings covering specific sections. Next meeting due Thursday 6th April</p> <p><u>Woodcock Close development</u> Cllr Ing updated members on choice of materials chosen by SCDC to balance with the view from the nearby Conservation Area</p> <p><u>Firs House Meeting</u> Cllr Payne reporting on meeting attended with Cllr Jenkins and Simon Poole. GPs own Firs House buildings, NHS pays rent for usage. Cllr Jenkins pursuing</p>	
P17/012 012.1	<p>Date of next meeting(s)</p> <p>Tuesday 25th April 2017</p>	
P17/013	<p>Items for next agenda</p> <p>No items requested</p>	
	<p>Meeting Closed: 9:25pm</p>	