

Minutes of Histon & Impington Parish Council Planning Committee

Tuesday 9<sup>th</sup> August 2016

7:30 pm 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 (Chair) Marian Cleaver, Simon Jocelyn, Brian Ing, Christine Hertoghe (in part) Clerk: Chelsea O'Brien Also: 3 residents (in part), Sue Lee (HIVAG Representative in-part)	
P16/084 084.1	<b>APOLOGIES FOR ABSENCE</b> Cllr(s): Aga Cahn (personal), Nick Wood (personal), Josephine Teague (personal)	
P16/085 085.1	<b>MEMBERS DECLARATIONS OF INTERESTS</b> None received	
P16/086 086.1	<b>PUBLIC PARTICIPATION</b> Residents present in attendance for items on the agenda	
P16/087 087.1	<b>MINUTES OF MEETING HELD 26<sup>th</sup> July 2016</b> All <b>agreed</b> to sign minutes as a true record of the meeting  With agreement of the Committee Chair suspended Standing Orders and brought forward item 089.1 followed by item 092.1	
P16/088 088.1	<b>MATTERS ARISING</b> No items raised	
P16/089 089.1	<b>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM SCDC</b> <a href="#">S/1977/16/FL</a> J Starling, 21 Home Close, Histon Proposed replacement of existing chalet bungalow and garage with two storey dwelling. Standing Orders suspended 3 residents present. Comments raised: - Loss of light to no 19 Home Close ground floor window - Confirmation of all windows on North facing façade to be fixed/top hung obscure glazed Applicant confirmed footprint of dwelling not changing and clarified number of parking spaces on site which is in line with SCDC policy. Light and shadow reports provided with application. Standing Orders re-instated. All <b>agreed</b> to make a recommendation of <b>approval</b> subject to Planning Officer considering loss of amenity to No 19 Home Close. If minded to approve, all north facing windows to be obscure fixed/obscure top hung. All in favour. 3 residents left the meeting.	
089.2	<a href="#">S/1854/16/FL</a> Mr Dean, Identified Investments Ltd, 27 Garden Walk, Histon Proposed roof extension and single storey rear extension. All <b>agreed</b> to make a recommendation of <b>approval</b>	
089.3	<a href="#">S/1815/16/FL</a> Mr Dean, Identified Investments Ltd, 27 Garden Walk, Histon Erection of 2 detached dwellings with new associated highway access. Cllr Payne updated on resident meeting held 4 <sup>th</sup> August which he attended. Notes of the meeting provided and sent to SCDC Planning Officer. On inspection of plans, comments followed covering: - No public foul sewer provision as stated on plans, houses on Garden Walk have septic tanks - Area known for surface water issues, soakaway not appropriate for this area of the village - Plot 1 of application shows on Environment Agency data as at risk of surface water flooding, and standing water reported there, and in adjacent gardens at times. 1 Garden Walk (at bottom of road/slope) regularly suffers from surface water related flooding - Increase in run off from further development on Garden Walk	

	<ul style="list-style-type: none"> <li>- Road access is privately owned, construction access and parking of associated plant to be conditioned in approved statement</li> <li>- Materials to be defined in application, in keeping with the area</li> </ul> <p>For these reasons, all <b>agreed</b> to make a recommendation of <b>refusal</b>. No objection to design of the development, but foul and surface water drainage needs further research. Noting high concern for drainage, agreed to recommend application for determination by SCDC Planning Committee</p>	
089.4	<p><a href="#">S/1916/16/FL</a> Mr &amp; Mrs Wang, 4 Burrough Field, Impington Part two and party single storey front extension and first floor rear extension. All <b>agreed</b> to make <b>no recommendation</b> pending Officer Recommendation if site is overdevelopment, If guest bedroom has separate access, condition use to ancillary to residential property known as 4 Burrough Field</p>	
089.5	<p><a href="#">S/1733/16/FL</a> Mr Max York, Strive Partnership Ltd, Cambridge Health and Fitness Clinic, Bridge Road, Impington Provision of new sports leisure and sports training facilities including new 3G artificial training pitch and additional vehicular and bike parking facilities. All <b>agreed</b> to make a recommendation of <b>refusal</b>, commenting</p> <ul style="list-style-type: none"> <li>- Site located within Green Belt, no exceptional circumstances demonstrated to outweigh the harm</li> <li>- Proposed pitch and building on land with blanket Tree Preservation Order</li> <li>- Threat to pressurised main sewer directly under the site</li> <li>- Existing poor drainage, no provision/information provided in application to comment in detail. SUDS not appropriate for this site, no adjacent storm drain</li> <li>- Inadequate parking for pitch and associated buildings</li> <li>- Conditions relating to Court Order for tree planting including re-planting and maintenance not adhered to</li> </ul> <p>Noting concerns raised, agreed to request application is determined by SCDC Planning Committee</p>	
089.6	<p><a href="#">S/1738/16/FL</a> Colin Arlis, 61 New Road, Impington Rear extension (retrospective). All <b>agreed</b> to make <b>no recommendation</b></p>	
089.7	<p><a href="#">S/1987/16/FL</a> Lee Robertson, Histon Early Years Centre, New School Road, Histon. Removal of existing window and insertion of external door to front elevation. All <b>agreed</b> to make a recommendation of <b>approval</b></p>	
P16/090	<b>To Accept Clerks Report</b>	
090.1	Clerks Report provided to all ( <b>Appx 1</b> ) covering SCDC Decision notices. No additional comments were raised	
P16/091	<b>To Receive Up-Date on Northstowe</b>	
091.1	No update received	
P16/092	<b>Consultation</b>	
092.1	<p><b>Local Plan Examinations</b> – Matter SC5A.4 H/1:d Land north of Impington Lane, Histon &amp; Impington  Wednesday 30<sup>th</sup> November – 2pm Swansley Room  Deadline for Statement – 12<sup>th</sup> September  Sue Lee, representative of HIVAG outlined hearing 30<sup>th</sup> November, with statements due 12<sup>th</sup> September. Need for Parish Council and HIVAG to work collectively on statement.  Cllr Payne declared a non-pecuniary interest. All <b>agreed</b> no circumstances have changed for Parish Council to amend representation submitted during Local Plan consultation process. Main concerns raised:</p> <ul style="list-style-type: none"> <li>- Access to site off Impington Lane, safety concerns</li> <li>- Site within flood zone</li> </ul> <p><b>Agreed</b> Committee Clerk to investigate costings of traffic survey for site. <b>Agreed</b> to delegate drafting statement to Cllr Ing working with Committee Clerk and representatives of HIVAG. Draft versions to be circulated to Committee members for input throughout process</p>	
092.2	<b>County Council consultation on devolution</b> closing 23 August. Cllr Payne provided	

	first draft to all for comment. <b>Agreed</b> to publish on website with news article asking for comments prior to acceptance at Full Council on Monday 15 <sup>th</sup> August.	
P16/093 093.1	<b>To Consider Other Planning Correspondence and Report</b> No items raised	
P16/094 094.1	<b>Date of next meeting(s)</b> Tuesday 23 <sup>rd</sup> August 2016	
P16/095	<b>Items for next agenda</b> None	
	<b>Meeting Closed: 9:15pm</b>	

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