

Minutes of Histon & Impington Parish Council Planning Committee

Tuesday 16th February 2016

7:00 pm at the Parish Office, New Road, Impington

Planning Committee Minutes

Membership: 9 + 2 ex-officio

Quorum: 4

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| Agenda No: | Present: Cllrs: Denis Payne (arrived at 7.45), Marian Cleaver (Chair), Josephine Teague, Aga Cahn, Christine Hertoghe, Brian Ing; Also 2 members of the public Clerk: Chelsea Presland All agreed Cllr Cleaver to Chair meeting | |
| P15/191 191.1 | APOLOGIES FOR ABSENCE Cllr(s): David Legge (personal) | |
| P15/192 192.1 | MEMBERS DECLARATIONS OF INTERESTS None received | |
| P15/193 193.1 | PUBLIC PARTICIPATION With agreement of the Committee Chair brought forward item 196.1 for discussion. Representations received from residents provided to all. Resident present outlined reasons for objecting covering: <ul style="list-style-type: none"> - Land seeking permission is Green Belt - Set a precedent for development on Green Belt - Development outside Village Framework - Site access from un-adopted part of Villa Road - Contamination of land from previous use as refuse tip Further discussion outlined: <ul style="list-style-type: none"> - Query over ownership of plots noting site is parcelled and land banked - Plot identified as part of development currently available to purchase via auction Decision taken under item 196.1 Cllr Payne joined meeting during item | |
| P15/194 194.1 | MINUTES OF MEETING HELD 26th January 2016 All agreed to sign minutes as a true record of the meeting | |
| P15/195 195.1 | MATTERS ARISING Cambridge City Council & South Cambridgeshire District Council Local Plan 2014 representation required amendment for comments to be validated. Committee Clerk worked with Cllrs Payne and Ing, context of comments remained the same | |
| P15/196 196.1 | TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROMSCDC <u>S/2930/15/OL</u> Kings Gate Management Company, Niab Park Farm, Villa Road, Impington Construction of 20 self-build units along with access and an attenuation pond for flooding relief and surface drainage. 8 of these units will be offered as affordable homes. Members outlined: <u>Ownership Concerns</u> Noting certificate on application is in the name of Niab, land is parcelled with a number of owners, 1 plot which is indicated as part of this site is currently available to be purchased via auction <u>Design and Access Statement</u> – Page 5 “Preliminary discussions have been held with the Parish Council who express interest in self build affordable houses” – There is no record of any discussion with the Parish Council regarding this application or an interest expressed within the parishes for self-build as quoted <u>Access</u> Concerns no public right of way to Public Open Space as road is un-adopted Noting road is un-adopted, safety concerns during construction phase and increase volume of usage <u>Site</u> is outside village development framework and within Cambridge Green Belt Was rejected from the Strategic Housing Land Availability Assessment process (SHLAA) | |

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| | <p>Proposed location of flood relief was formally used as a refuse tip, concerns of contamination</p> <p>Although application is outline, affordable housing proposed is not 'pepper-potted' throughout site</p> <p><u>Flood/Drainage</u></p> <p>A large proportion of the site is within flood zones 2 and 3, an area of the village which is known for flood risk issues</p> <p>Measures are not demonstrated that the proposed development will not create an increased risk of flooding from surface water.</p> <p>The Parish Council are supportive of the comments submitted by Cambridgeshire County Council dated 10/02/2016, although ground conditions on this site being clay sub-soil are not suitable for SUDS</p> <p><u>Landscape</u> – quoting SCDC's site assessment from the Local Plan: "Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation. The site is on edge of the village and has a soft boundary, with trees and scrub providing a buffer between the built-up area and the wide countryside. It provides an area of contrast with the wide open landscape. The land is within Green Belt in an area where development would have significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton"</p> <p><u>Townscape</u> – quoting SCDC's site assessment from the Local Plan: "Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). The Character of this part of the village in linear estate development with intermittent hedging to the east forming a fairly exposed edge to farmland. The land is within Green Belt in an area where development would have significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton"</p> <p><u>Noise</u> – Potential for traffic noise from A14</p> <p>All agreed to make a recommendation of refusal.</p> <p>2 members of the public left the meeting</p> <p>Committee Clerk to request application be considered by SCDC Planning Committee, District Councillors to be notified of request</p> | |
| 196.2 | <p>S/0062/16/FL Joanna Goodrick, 37 Manor Park, Histon Proposed single storey rear extension and two storey side extension. Noting plot size, all agreed to make a recommendation of approval. Conditioning:</p> <ul style="list-style-type: none"> - Use of outbuilding for purposes ancillary to the residential property known as 37 Manor Park only | |
| 196.3 | <p>S/0130/16/FL Mr John Claydon, Histon & Impington Junior School, The Green, Histon Increase the area of hard playground surrounding the existing playground to the north east perimeter of the school buildings. All agreed to make a recommendation of approval</p> <p>Finance, Legal and Administration Committee to be requested to check current status of covenant</p> | FLA Comm |
| 196.4 | <p>S/0139/16/FL Mrs K Hillen, 6 Howgate Road, Impington Two storey side and single storey front extensions. All agreed to make a recommendation of approval</p> | |
| 196.5 | <p>S/3146/15/FL Mr Tommaso Fasulo, 4 & 5 New Road, Impington Bay window to No.4, bay window, dormer window and garage conversion to form annexe with dormer window to No.5. All agreed to make a recommendation of no objections, conditioning use of annexe to ancillary use of the residential dwelling only. If annexe were to become residential a change of use would be required</p> | |
| 196.6 | <p>S/0090/16/FL Mr Ehsan Fallahi, 115 Hereward Close, Impington Alterations and extension to existing dwelling. All agreed to make a recommendation of refusal commenting:</p> <ul style="list-style-type: none"> - Overdevelopment of plot - No parking as shown on application form - House built as sheltered accommodation which no longer applies, proposal would take stock of much needed bungalows - No consistent with pattern of development | |
| 196.7 | <p>S/0044/16/FL Stephens, 60 South Road, Impington Bay window and garage</p> | |

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| 196.8 | conversion. All agreed to make a recommendation of approval S/3178/15/LD Zak, 8a Pages Close, Histon Rear and side dormer windows and velux windows to front – For information only | |
| 196.9 | S/0034/16/NM Ms Kim Gregory, Histon Baptist Church, Station Road, Histon Non Material Amendment for Application S/1737/15/FL Revised width to PV panels – For information only | |
| P15/197 197.1 | Clerks Report Written report provided to all (Appx 1) covering: Applications withdrawn; SCDC Updates; Darwin Green; North West Community Forum Additional discussion on: SCDC Updates Julie Ayre (SCDC) to be invited to next meeting to discuss changes at SCDC North West Cambridge Forum drop in 29 th February, Cllr Ing to attend | Comm Clerk |
| P15/198 198.1 | To Receive Up-Date on Northstowe No update | |
| P15/199 199.1 | Consultations South Cambridgeshire District Council – Change to Planning Scheme of Delegation Comments to be received by the 19 th February 2016. Draft response provided to all by Cllr Payne. Delegated to Committee Clerk to submit following comments from Cllr Ing. Cllr Payne thanked for his work on this task | |
| P15/200 200.1 | To Consider Other Planning Correspondence and Report Nothing to report | |
| P15/201 | Date of next meeting(s) Tuesday 1 st March 2016 | |
| P15/202 | Items for next agenda Applications: S/0115/16/FL Stapleton, Cambridge Road, Impington S/0277/16/FL 30a Pages Close, Histon S/0058/16/FL 64 Mill Lane, Impington | |
| | Meeting Closed: 9.00 | |