

**Minutes of Histon & Impington Parish Council Planning Committee**

**Tuesday 21<sup>st</sup> March 2017**

**7:30 pm at the Parish Office, New Road, Impington**

**Planning Committee Minutes**

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

**Quorum: 4**

<b>Agenda No:</b>	<p>Present: <b>Cllrs:</b> Denis Payne (Chair), Aga Cahn (in-part), Steve Carrington, Simon Jocelyn, Marian Cleaver, Nick Wood, Brian Ing, Josephine Teague, Andy Butcher                  Clerk: Chelsea O'Brien                  Also: Angela Young (in-part); Dist Cllr Davies; 20 residents                  Ken Hart, Jonathan Collins and Paul West (Mitre Development)</p> <p>With agreement of the Committee, Chair suspended Standing Orders and brought forward item 221.1 Mitre Development followed by item 221.2 Former Station Building</p>	
P16/216 216.1	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Cllr(s): Christine Hertoghe (work)</p>	
P16/217 217.1	<p><b>MEMBERS DECLARATIONS OF INTERESTS</b></p> <p>Item 221.1 Cllr Jocelyn declared a pecuniary interest                  Item 221.5 Cllr Wood declared a pecuniary interest</p>	
P16/218 218.1	<p><b>PUBLIC PARTICIPATION</b></p> <p>No items raised</p>	
P16/219 219.1	<p><b>MINUTES OF MEETING HELD 28<sup>th</sup> February 2017</b></p> <p>All <b>agreed</b> to sign minutes as a true record of the meeting</p>	
P16/220 220.1	<p><b>MATTERS ARISING</b></p> <p><u>Item 209.5 Application S/0473/17/FL</u> copy of representation sent direct to Case Officer on file</p>	
P16/221 221.1	<p><b>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM SCDC</b></p> <p><u>S/0671/17/FL Mitre Development Ltd, The Bishops Site, Cambridge Road, Impington</u>                  Erection of 34 one and two bedroom residential apartments and community facility (following demolition of existing buildings) together with partially below ground under-croft car parking, cycle provision, hard and soft landscaping and associated infrastructure. Standing Orders suspended. Cllrs Butcher and Jocelyn took no part in the discussion. Jonathan Collins (Mitre Development) outlined scheme and spoke to schematics covering:</p> <ul style="list-style-type: none"> <li>- Evolvement of project through two years of consultation process with the local planning authority, Parish Council and community</li> <li>- 34 units, 1 and 2 bed</li> <li>- Gateway building</li> <li>- Residential in appearance</li> <li>- No elements of affordable housing due to viability</li> </ul> <p>Questions followed by residents:  <u>Resident of 2 Villa Road</u> sought clarification on:</p> <ul style="list-style-type: none"> <li>- No visual perspective to residents of Villa Place and Villa Road</li> <li>- Light/shadowing concerns, no details in assessments undertaken</li> <li>- Details of proposed podium deck, concerns of overlooking</li> <li>- Play area directly adjacent to garden</li> </ul> <p>Mr Collins answered – schematic provided taken from public vantage points (public realm). Options available for screening to podium to minimise impact/overlooking, to contact SCDC with concern for possible conditioning. Lighting/shadowing report not commissioned, issue has not been raised in briefings with SCDC</p> <p><u>Resident of 16 Villa Place</u> design in keeping with the village, not against modern development but black aspect like a shed/prison like</p> <p>Mr Collins – 18 month process with the Local Authority, has been before Design Enabling Panel. Everyone has a different opinion on architecture</p> <p><u>Resident of 8 Villa Place</u> traffic, graffiti, anti-social behaviour, doctors and schools provision concerns. Development similar to that of Pine Court flats would be pleasing.</p> <p>Cllr Payne - outlined not a planning matter or a concern that can addressed by the developer.</p>	

Resident of 25 Cambridge Road clarity on proposed parking spaces.  
 Mr Collins – confirmed 34 spaces, 1 per property as per policy  
Resident of 13 Villa Place car park and access concerns via Villa Place  
 Mr Collins – clarified no access to site via Villa Place  
Resident of 2 Villa Road previous planning application in Hereward Close refused, overdevelopment of plot, does that come in here?  
 Mr Collins – The Local Authority had not raised as an issue to date  
 Mr Collins encouraged all residents to send their concerns to South Cambs in writing, closing date 31<sup>st</sup> March  
 Questions closed. Chair re-instated Standing Orders  
 Cllr Jocelyn declared a pecuniary interest and took no part in the discussion  
 Committee discussed:  
Affordable Housing:  
 Cllr Ing outlined misquote in Planning Statement regarding South Cambs Policy for affordable housing – missing out the words “up to 40%”. Request for Planning Officer to look at what percentage of affordable housing could be viable for this site. If affordable viable, option to condition to code 4  
Play Area Cllr Payne raised concern, out of sight of development. Request for SCDC to consider amending demands and policy noting Recreation Ground and South Road play area are within close proximity to development. Cllr Teague suggested option of funds to be transferred to Parish for upkeep of existing play areas/open spaces  
Appearance option for buff brick preferred by all  
Shadowing request for developer to investigate impact on Villa Place/Villa Road  
 Cllr Ing proposed – appreciate effort and consultation to date with developers, but due to the viability of the site and no affordable housing proposed, have no option but to make a recommendation refusal conditioning, if SCDC are minded to make a recommendation of approval amenity and privacy of 2 Villa place corrected by conditions and preference for buff brick. Assessment to be undertaken to clarify if any affordable housing can be added to the proposal, members in favour of up to 40%  
 Cllr Carrington proposed recommendation of approval, with same condition. 3 in favour, 3 against, 1 abstention. Chair casted vote against, motion not passed  
 Vote taken on motion proposed by Cllr Ing:  
*Committee members appreciate and placed on record the effort and consultation to date with developers. However, given that no affordable housing is proposed, the Parish Council have no option but to make a recommendation of **refusal***  
*If SCDC are minded to make a recommendation of approval, 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). 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.*  
*The Committee requests an Assessment to be undertaken to clarify if any affordable housing can be added to the proposal, members in favour of anything up to 40% Were affordable housing to be included, the suggestion is made that the requirement for Code 5 be downgraded to Code 4. Proposed Cllr Ing, 5 in favour 1 against 1 abstention motion passed.*  
 Mr Collins confirmed main reasons for site not being viable:

- Contamination of site
- High Water table
- Quantum of building

Nothing about the design, materials proposed  
 Members wish to put on record the collaboration and time spent with the Parish Council and the Community taking forward the consultation. Wish every developer took that care  
 17 residents left the meeting

221.2

S/0783/17/FL 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 to allow Mr Hart to outline scheme, covering:

- No affordable housing, not viable to due costs to re-instate Station Building

	<ul style="list-style-type: none"> <li>- Architects followed principle to re-instate the old building</li> <li>- CCC compulsory purchase for car parking</li> <li>- Verbal agreement to save building as long as recovered full quantum of value</li> </ul> <p>Cllr Butcher queried access to site via private road and financial implication for those residents living there. Mr Hart confirmed, road owned by Clark Brothers, application for site not yet received, but does have right of way access</p> <p>Noting plans not yet on SCDC website, Cllr Payne proposed to defer decision to next Planning Committee meeting, 4<sup>th</sup> April, all in favour. Mr Hart was thanked for his input. All remaining members of the public left the meeting. Chair returned to agenda order</p>	
221.3	<p><a href="#">S/1733/16/FL</a> Mr Max York, 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 access and bike parking facilities. <b>14 day amendment – Revised Transport Statement.</b> All <b>agreed</b> to make a recommendation of <b>approval</b> subject to confirmation of sufficient clearance from proposed buildings A and B from pressurised main sewer running the through site. Cllrs Ing abstained from vote</p>	
221.4	<p><a href="#">S/0728/17/FL</a> Mr M Cook, 1 Harding Way, Histon detached garage. All <b>agreed</b> to make a recommendation of <b>approval</b> subject to confirmation and site visit from Case Officer to confirm no major disruption to trees and hedges on site</p>	
221.5	<p><a href="#">S/0737/17/FL</a> Mr &amp; Mrs Adam, 13 Mill Road, Impington Proposed two storey rear and side extension, proposed loft conversion including a dormer and new rooflights. Cllr Wood declared a pecuniary interest and took no part in the discussion. Following inspection of plans, all <b>agreed</b> to make a recommendation of <b>approval</b></p>	
P16/222	<b>To Accept Clerks Report</b>	
222.1	No report provided	
P16/223	<b>To Receive Up-Date on: Northstowe, North West Cambridge, Darwin Green, Waterbeach developments</b>	
223.1	<p><a href="#">S/0559/17/OL</a> Secretary of State for Defence and Urban &amp; Civic Plc, Waterbeach Barracks and Airfield site, Waterbeach 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. <b>Comments to be received by 10th April 2017</b></p> <p>Cllr Ing to attend exhibition 29<sup>th</sup> March and feedback to Committee 4<sup>th</sup> April. <b>Agreed</b> to defer application to next agenda. Cllrs Butcher and Jocelyn working with Committee Clerk to look at highway details prior to next agenda, agreed scope of response to cover highway/traffic and retail implications</p>	
P16/224	<b>Consultations</b>	
224.1	<u>None</u>	
P16/225	<b>Task &amp; Finish Primary School</b>	
225.1	<p>Discussion points to feedback to Task &amp; Group</p> <p>Cllr Payne updated members on meeting at Junior school 21<sup>st</sup> March also attended by Cllrs Jocelyn and Butcher, covering:</p> <ul style="list-style-type: none"> <li>- Access through play area for pedestrian and cyclists</li> <li>- Planning application expected to be determined October</li> <li>- Access, no improvements for car users</li> <li>- Additional staff parking</li> <li>- Options for Library for further discussion</li> <li>- Three porta-cabins during construction phase</li> <li>- Visibility and access concerns rear of site, vehicular access not possible</li> <li>-</li> </ul> <p>Query raised whether covenant for community use transferred to academy Cllr Payne to seek Land Registry details of site</p>	<b>DWP</b>

<p>P16/226 226.1</p>	<p><b>Items Deferred to Next Agenda:</b></p> <p><b>Matters Arising:</b>  Item 213.1 Assets of Community Value update at next meeting  Item 213.2 Task &amp; Finish (Primary School) update at next meeting</p> <p><b>Other Correspondence:</b>  Information from Neighbourhood Planning Training Session – discussion  Woodcock Close development – discussion  Firs House Meeting feedback – update from Cllr Payne</p>	
<p>P16/226 226.1</p>	<p><b>Date of next meeting(s)</b></p> <p><b>Tuesday 4<sup>th</sup> April 2017 – Community Room</b></p>	
<p>P16/227</p>	<p><b>Items for next agenda</b></p> <p>Deferred Items  <u>S/0783/17/FL K Hart, Former station site including derelict Histon &amp; Impington Railway Station, 94-96 Station Road</u>  <a href="#">S/0559/17/OL</a> Secretary of State for Defence and Urban &amp; Civic Plc, Waterbeach Barracks and Airfield site, Waterbeach</p>	
	<p><b>Meeting Closed: 9:40pm</b></p>	

DRAFT