

**Minutes of Histon & Impington Parish Council Planning Committee**  
**Tuesday 22<sup>nd</sup> September**  
**7:00 pm at the Parish Office, New Road, Impington**  
**Planning Committee Minutes**

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

**Quorum: 4**

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| <b>Agenda No:</b>         | Present: <b>Cllrs:</b> Denis Payne, Marian Cleaver, Christine Hertoghe, Josephine Teague, David Legge<br>Also 4 residents<br>Clerk: Chelsea Presland   |  |
| P15/119<br>119.1          | <b>ELECTION OF COMMITTEE CHAIR 2015-16</b><br><br>Following the resignation of Marcus Dann, Proposed Cllr Teague, Seconded Cllr Teague all in favour Cllr Denis Payne elected as Committee Chair<br>Marcus was thanked for his time and input during his time on the Council and as Committee Chair.   |  |
| P15/120<br>120.1          | <b>APOLOGIES FOR ABSENCE</b><br><br>Cllrs: John Dunn (illness), Brian Ing (personal)<br>Cllr Cahn was absent<br><br>With agreement of Committee, Chair suspended Standing Orders and brought forward items 125.1 and 125.4 to allow residents to take part. Following these items Chair returned to agenda order   |  |
| P15/121<br>121.1          | <b>MEMBERS DECLARATIONS OF INTERESTS</b><br><br>None declared  |  |
| P15/122<br>122.1          | <b>PUBLIC PARTICIPATION</b><br><br>Application brought forward and discussed after item 15/120.1   |  |
| P15/123<br>123.1          | <b>MINUTES OF MEETING HELD 8<sup>th</sup> September 2015</b><br><br>All <b>agreed</b> to sign minutes as a true record of the meeting  |  |
| P15/124<br>124.1<br>124.2 | <b>MATTERS ARISING</b><br><br><u>Item 098.1 Review of Places of Architectural Interest</u> no progress update to report<br><u>Item 116.2 The Station Development</u> To note informal meeting and briefing for Councillors held 17 <sup>th</sup> September. Further discussions required by applicants with District Council and County Council regarding sound barriers. Open meeting scheduled 24 <sup>th</sup> September 5 – 7.30pm   |  |
| P15/125<br>125.1          | <b>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROMSCDC</b><br><br><u>S/1474/15/FL M &amp; L Taverns Ltd The Red Lion, 27 High Street, Histon</u> Guest Accommodation Block. <b>Amendment – re-siting, reduction in height and revised design of building.</b> Standing Orders suspended. 4 letters of objection received.<br>Resident present raised:<br><ul style="list-style-type: none"> <li>- Relocation noted and retention of hedge a positive. Preference expressed for accommodation block to be moved further forward from the boundary</li> <li>- Gated access as mentioned by representative of application at last meeting not shown on plans</li> <li>- Impact of residential amenity</li> <li>- Proposed roof line stands taller than bungalows adjacent</li> <li>- Materials used not in keeping with residential properties which are close to the proposed block than the Red Lion</li> <li>- Parking concerns noting no additional spaces provided just allocated spaces already in place</li> </ul> Chair re-instated Standing Orders. Committee notes the positive efforts by the applicant in re-siting the accommodation and boundary treatment proposed but outlined:<br><ul style="list-style-type: none"> <li>- Parking increment, no additional spaces provided</li> </ul> |  |

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|         | <ul style="list-style-type: none"> <li>- Windows West elevation to be fixed and opaque</li> <li>- Flood Risk Assessment and Design &amp; Access Statement basic, no mention of heritage or conservation</li> <li>- Dimensions still not shown on plans, confirmation of amount of reduction to height would have assisted discussion</li> <li>- Materials although matching The Red Lion, noting the distance from the Public House should match those of residential dwellings to lessen the impact</li> </ul> <p>For these reasons, all <b>agreed</b> to make a recommendation of <b>refusal</b></p> <p>If SCDC are minded to make a recommendation of approval, the committee would like to see conditions for a secured gated access to the accommodation block and materials to be re-considered to lessen the impact of outlook from Harding Way and Home Close, Histon</p> <p>3 residents left the meeting</p> |  |
| 125.2   | <p><a href="#">S/2184/15/FL</a> Mr Zak, 8a Pages Close, Histon Two storey rear extension and raising roof by 200mm to create new first floor. Floor plans inspected. <b>Agreed</b> to make a recommendation of <b>no objection</b></p>  |  |
| 125.3   | <p><a href="#">S/2142/15/FL</a> Mr N McGonigle, The Annexe, High Street, Histon Change of use of annexe to form an independent dwelling. Separate application for infilling of boundary wall also discussed as forms part of this application. All <b>agreed</b> to make a recommendation of <b>approval</b></p> <p><a href="#">S/2143/15/LB</a> Mr N McGonigle, The Annexe, High Street, Histon Infilling of Boundary Wall. <b>Agreed</b> to make a recommendation of <b>approval</b></p>  |  |
| 125.4   | <p><a href="#">S/2089/15/FL</a> Mr &amp; Mrs L Meadows, 25 Somerset Road, Histon Two storey rear and side extension including alterations to existing loft. Amended scheme following withdrawal of first application. Standing Orders suspended. Applicant presented amendments and shared officers' advice. Standing Orders re-instated, all <b>agreed</b> to make a recommendation of <b>approval</b> concerns previously raised have now been addressed. Applicant left the meeting</p>  |  |
| 125.5   | <p><a href="#">S/2307/15/FL</a> Mr &amp; Mrs Hunter, 81 Impington Lane, Impington Demolish existing single storey conservatory and construction of two storey extension on same footprint. Other internal and external alterations to rear part of house. All <b>agreed</b> to make a recommendation of <b>refusal</b> loss of light amenity to 79 Impington Lane</p>   |  |
| 125.6   | <p><a href="#">S/1768/15/FL</a> Mrs Shashi Prentice, 24 Merton Road, Histon Single storey front extension, single storey side extension, single storey and first floor rear extension. Although side extension is now single storey, it was felt the proposal was overdevelopment of the plot. Overshadowing from extension to neighbouring property a concern. All <b>agreed</b> to make a recommendation of <b>no objections</b> requesting sun and shade report to ensure no loss of light</p>   |  |
| 125.7   | <p>Cambridge City Council <a href="#">15/1670/REM</a> Darwin Green One Cambridge Local centre application for 121 residential units including library, community rooms, health centre and retail units <b>Comments by 5<sup>th</sup> October</b>. Cllrs Cleaver and Payne attending exhibition 23 September. <b>Agreed</b> to delegate response if appropriate to Cllrs Cleaver, Payne and Committee Clerk following feedback from exhibition</p>   |  |
| 125.8   | <p><b>Cambridge Northern Fringe East Area Action Plan</b> review of representations submitted. Inaccuracies to be reported by 25<sup>th</sup> September</p> <p>Representation <a href="#">30412</a><br/> Representation <a href="#">30413</a><br/> Representation <a href="#">30414</a><br/> Representation <a href="#">30415</a><br/> Representation <a href="#">30416</a><br/> Representation reviewed, confirmation to be sent by Committee Clerk</p>  |  |
| P15/126 | <b>To Accept Clerks Report</b>  |  |
| 126.1   | Written report provided to all ( <b>Appx 1</b> ). Accepted.   |  |
| P15/127 | <b>To Receive Up-Date on Northstowe</b>   |  |

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| 127.1            | No update reported  |    |
| P15/128<br>128.1 | <p><b>Consultations</b></p> <p><b><u>Draft Cambridgeshire Flood and Water Supplementary Planning Document</u></b><br/>         Consultation period running 4<sup>th</sup> September to 4.30pm on Friday 16<sup>th</sup> October.<br/>         Consultation documents can be <a href="#">viewed here</a><br/>         Cllr Hertoghe to review documentation and update at next meeting</p> | CH |
| P15/129<br>129.1 | <p><b>To Consider Other Planning Correspondence and Report</b></p> <p>The Station Development – Due to time constraints (Open Meeting 24<sup>th</sup> September)<br/>         Cllrs Jenkins and Ing worked with the Clerk and produced and distributed leaflet to nearby residents and businesses</p>   |    |
| P15/130          | <p><b>Date of next meeting(s)</b></p> <p>Tuesday 13<sup>th</sup> October 2015</p>   |    |
| P15/131          | <p><b>Items for next agenda</b></p> <p>No items requested</p>   |    |
|                  | <p><b>Meeting Closed: 9.10</b></p> <p><b>Appendices Attached:</b><br/> <b>Clerks Report Appendix 1</b></p>  |    |

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