

Minutes of Histon & Impington Parish Council Planning Committee

Tuesday 28th July 2015

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

Planning Committee Minutes

Membership: 9 + 2 ex-officio

Quorum: 4

<p>Agenda No:</p>	<p>Present: Cllrs: Marcus Dann (Chair), Marian Cleaver, Josephine Teague, Brian Ing, John Dunn, Denis Payne 9 residents Clerk: Chelsea Presland</p>	
<p>P15/074</p>	<p>APOLOGIES FOR ABSENCE Cllrs: Christine Hertoghe (personal), Aga Cahn (personal), Cedric Foster (personal), David Jenkins (personal); David Legge (personal)</p>	
<p>P15/075 075.1</p>	<p>MEMBERS DECLARATIONS OF INTERESTS None declared</p>	
<p>P15/076 076.1</p>	<p>PUBLIC PARTICIPATION 9 residents present to discuss application S/1474/15/FL The Red Lion, 27 High Street Histon. With agreement of Committee, Chair suspended Standing Orders brought item forward item: S/1474/15/FL M & L Tavern Ltd, The Red Lion, 27 High Street, Histon Guest accommodation block. 6 letters of objection received also sent to SCDC Residents emphasised: <ul style="list-style-type: none"> - Harding Way dwellings not shown on the plans - Lack of full consultation with neighbouring properties - Scale of development - Overshadowing (5.1m in height) - Bats present on site - Possible increase in anti-social behaviour and noise - Proposal within 1.5m of boundary fence to Harding Way - Change of use from private garden - Render finishing white with slate - Boundary treatment and removal of beech hedge - Parking concerns noting increase Applicant present provided additional detail covering: <ul style="list-style-type: none"> - Private gated access to accommodation block, maximum of 8 people at one time - Need demonstrated in the area for bed and breakfast facilities - Previous permission on site for bungalow Chairman closed public discussion and re-instated Standing Orders and discussed plans with Committee. Understanding of reservations raised by residents, demand for bed and breakfast facilities in this area is recognised. Additional concerns raised cover: <ul style="list-style-type: none"> - Parking increment - Loss of early morning light - Condition retention of boundary beech hedge - Windows West elevation to be fixed and opaque - Flood Risk Assessment and Design & Access Statement basic, no mention of heritage or conservation - Dimensions not shown on plans - Preferred way forward would be applicant to present amended plans showing gated access, retention of hedge and additional details covering dimensions. - Materials although matching The Red Lion, noting the distance from the Public House should match those of residential dwellings to lessen the impact Although Committee are supportive of the business plan, noting comments made and lack of detail on plans, all agreed to make a recommendation of refusal. If SCDC are minded to make a recommendation of approval, the committee would like to see conditions covering the retention of the boundary beech hedge and access to the accommodation to be a secured gate. Chair returned to agenda order, 9 residents left the meeting</p>	

P15/077 077.1	MINUTES OF MEETING HELD 14th July 2015 All agreed to sign minutes as a true record of the meeting	
P15/078 078.1 078.2	MATTERS ARISING <u>Item 073.1 Myth Buster Tour</u> update from Cllr Hertoghe at next meeting <u>Item 071.1 Review Places of Architectural Interest</u> Cllr Payne updated Committee on progress to date with mapping of places identified. Details regarding condition of Elizabeth Woodcock cottage forwarded to SCDC	
P15/079 079.1 079.2 079.3 079.4 079.5 079.6 079.7	TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROM SCDC <u>S/1474/15/FL</u> M & L Tavern Ltd, The Red Lion, 27 High Street, Histon Guest accommodation block. Discussed under Public Participation <u>S/1768/15/FL</u> Mrs Shashi Prentice, 24 Merton Road, Histon Single storey front extension, two storey side extension, single storey and first floor rear extension. Following inspection of plan, it was felt the proposal was overdevelopment of the plot although maintaining roof line existing angles softens the impact. Overshadowing from extension to neighbouring property a concern. All agreed to make a recommendation of no objections requesting a sun and shade report produced to ensure no loss of light <u>S/1567/15/AD</u> Bestway Group, 1 Station Road, Histon Erection of 1 x external illuminated fascia sign, 1 x internal illuminated projector sign a 1 x window. All agreed to make a recommendation of no objections . Noting plans provided are 'photoshopped', concerns raised white fascia will be out of character to existing shop frontage. Condition illuminated signs to be switched off when premises is closed <u>S/1540/15/AD</u> Bestway Group, 115 Station Road, Impington 1x non illuminated fascia sign. All agreed to make a recommendation of approval <u>S/1737/15/FL</u> Kim Gregory Histon Baptist Church, Station Road, Histon Installation of 37 photovoltaic system with PV cells on the west roof slope of the 1990s rear extension. All agreed to make a recommendation of approval <u>S/1708/15/FL</u> Mr Matthew Roberts, 107 Station Road, Impington Single & two storey rear extension. All agreed to make a recommendation of approval <u>S/1695/15/LD</u> Mr Ivan Moye, 4 Cambridge Road, Impington Lawful development certificate for proposed extension. Request for local information. Noting proposal, no additional local information to add	
P15/080 080.1	TO ACCEPT CLERKS REPORT Written Report provided to all and accepted Appx 1	
P15/081 081.1	TO RECEIVE UP-DATE ON NORTHSTOWE Town Park brochure March 2015 held on file	
P15/082 082.1	CONSULTATIONS <u>Cambridge City Council New Museum Site Development Framework Supplementary Planning Document</u> (draft) consultation period 13 th July 2013 to 5pm 7 September 2015. Cllr Ing to review documentation for recommendation at next meeting	BSI
P15/083 083.1	TO CONSIDER OTHER PLANNING CORRESPONDENCE AND REPORT <u>Planning Enforcement Histon & Impington</u> any additional items for reporting to SCDC. Tylers and Tucker Gardner both in breach of planning conditions, to be reported to SCDC	Comm Clerk

P15/084	Date of next meeting(s) Tuesday 11 th August 2015	
P15/085	Items for next agenda <u>Update from Myth Buster Tour</u> attended by Cllr Hertoghe	
	Meeting Closed: 8.55	

DRAFT