

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

**Thursday 24<sup>th</sup> May 2018**

**7:00 pm at the Recreation Centre, New Road, Impington**

**Planning Committee Minutes**

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

**Quorum: 4**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Agenda No:</b> | Present: <b>Cllrs:</b> Denis Payne (Chair), Andy Butcher (ex officio), Aga Cahn, Steve Carrington, Marian Cleaver, Walter Davey, Brian Ing, Simon Jocelyn, Josephine Teague<br>Clerk: Chelsea O'Brien<br>23 Residents; Emma Fitch (County Council); Representative Punch Taverns<br>Dist Cllr Cahn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| P18/022           | <p><b>ELECION OF COMMITTEE CHAIR 2018-19</b></p> <p>Denis Payne - Proposed Cllr Carrington, Seconded Cllr Teague – all in favour to elect Denis Payne as Chair of Planning Committee</p> <p><b>ELECTION OF COMMITTEE DEPUTY CHAIR 2018-19</b></p> <p>Simon Jocelyn – Proposed Cllr Ing, seconded Cllr Cleaver – all in favour to elect Simon Jocelyn as Deputy Chair of Planning Committee</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| P18/023<br>023.1  | <p><b>APOLOGIES FOR ABSENCE</b></p> <p>Cllr(s): Elaine Farrell (personal)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| P18/024<br>024.1  | <p><b>TO REVIEW AND ACCEPT TERMS OF REFERENCE</b></p> <p><u>Deferred to next agenda</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| P18/025<br>025.1  | <p><b>MEMBERS DECLARATIONS OF INTERESTS</b></p> <p>Cllr Payne declared a pecuniary interest – item 18/029.1 and left the meeting for this item<br/>Cllr Jocelyn declared a non-pecuniary interest – item 18/029.9</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| P18/026<br>026.1  | <p><b>PUBLIC PARTICIPATION</b></p> <p>Residents in attendance for items on the agenda raised matters during the items</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| P18/027<br>027.1  | <p><b>MINUTES OF MEETING HELD Tuesday 3<sup>rd</sup> May 2018</b></p> <p>All <b>agreed</b> to sign as a true record of the meeting</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| P18/028<br>028.1  | <p><b>MATTERS ARISING</b></p> <p><u>Deferred to next agenda</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| P18/029<br>029.1  | <p><b>TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROMSCDC</b></p> <p><a href="#">S/1486/18/FL</a> Hill Residential, Land to north of Impington lane, Impington – The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping. Cllr Payne left the meeting for this item, Cllr Jocelyn took Chair. Standing Orders suspended to allow residents to take part<br/>24 letters of objection logged on SCDC website. Residents present outlined:</p> <ul style="list-style-type: none"> <li>- Safety of junction, visibilities splays suitable for 20mph road</li> <li>- Inaccuracies in plans and building lines</li> <li>- Layout of site and location of Play Area, poor accessibility</li> <li>- Permeability of site</li> <li>- Site currently defined at Green Belt</li> <li>- Biodiversity, birds, bats, reptiles on site</li> <li>- Concerns suitability of pavements of Impington Lane, noting school route for Village College</li> <li>- 2016 traffic survey data supplied, increasing traffic since survey undertaken</li> <li>- School time congestion of Impington Lane, already a conflict of pedestrians, cyclists and on street parking</li> <li>- Flooding – irrigation/drainage not adequate</li> <li>- Prematurity of application, noting status of land with regards to the Local Plan allocation</li> <li>- Archaeology report to be conditioned</li> </ul> <p>Planting belt not significant enough, no protection for residents of Clay Close Lane noting</p> |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|       | <p>conservation status</p> <ul style="list-style-type: none"> <li>- Condition covering adequate screening for residents of Merrington Place</li> </ul> <p>Standing Orders re-instated:<br/>Members outlined:<br/><u>Local Plan</u> land outlined on the application for the application is currently allocated as Green Belt, Inspector has not yet reported following hearing for the site. Although the emerging Local Plan is still draft, is considered as a material planning document. Inspectors final report expected within the next few weeks.<br/><u>Access</u> splay lines dependant on regular maintenance of hedges to the neighbouring properties, unrealistic expectation. Pavement width southern side of Impington Lane, insufficient for double buggy/wheelchair<br/><u>Housing Mix</u> contradicts findings of Neighbourhood Plan Consultation<br/><u>Affordable Housing</u> 40% proposed, need identified in the Local Plan for more affordable homes in the villages<br/><u>Drainage</u> inadequate provisions proposed</p> <p>All <b>agreed</b> to make a recommendation of <b>refusal</b>, commenting:</p> <ul style="list-style-type: none"> <li>- Prematurity of application, noting status of land proposed for application currently Green Belt</li> <li>- Inadequate access, need for further traffic survey data</li> <li>- Inadequate housing mix, contrary to findings of Neighbourhood Plan Survey</li> <li>- Noting Green Belt status, insufficient screen/planting belt for neighbouring properties Impington Lane and Clay Close Lane</li> </ul> <p>Conditioning:</p> <ul style="list-style-type: none"> <li>- Archaeological survey to be undertaken</li> <li>- Revised landscaping scheme to enhance screening</li> <li>- Protection of wildlife</li> <li>- Re-siting of play area to make more accessible</li> <li>- Revised visibilities splays</li> <li>- Road to be of adoptable standards and to be adopted on completion</li> </ul> <p>All <b>agreed</b> to request determination of application by SCDC Planning Committee<br/>Cllr Payne returned to the meeting, suspended Standing Orders and brought forward item 029.9 for discussion</p> |  |
| 029.2 | <p><b><u>S/3372/17/CW</u> Waterbeach Waste Management Park, Waterbeach</b> – Application for the construction and development of a Waster Recovery Facility comprising the erection and operation of an energy from waste facility to treat up to 250,000 tonnes of residual waste per annum</p> <p><b>The new additional environmental information documents are prefixed: “SUBDOC2 2018 04 25 Regulation 22” followed by their description</b></p> <p>Emma Fitch from County Council in attendance. Cllr Ing had drafted statement, provided to all outlining application. Clarification sought covering:<br/><u>Air Quality</u> specialist contracted by County Council to assist with application as well as from Public Health England and Environmental Health<br/><u>Merchant facility</u> not promoted by County Council<br/><u>Permit stipulations</u> if triggered will stop feeding the machine waste, cannot be closed down automatically due to the heat process place<br/><u>Cross over</u> between planning and environmental permit<br/><u>Traffic</u> capping onsite in line with scenarios, peak times late mornings/lunch time, different to peak hours on the A10<br/><u>Monitoring Stations</u> required for monitoring Waterbeach area to protect local residents</p> <p>All <b>agreed</b> to delegate to Cllr Ing working in consultation with the Office to finalise and submit comments. Emma was thanked for attending, and left the meeting</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 029.3 | <p><b><u>S/0550/18/FL</u> 8 Station Road, Histon</b> – Change of use B1 (Business) to A1 (<b>Shops</b>). All <b>agreed</b> to make a recommendation of <b>approval</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 029.4 | <p><b><u>S/1589/18/FL</u> 14 Drake Way, Histon</b> – Proposed new single storey rear extension and associated external works to existing dwelling. All <b>agreed</b> to make a recommendation of <b>approval</b> conditioning parking and deliveries of plant and material to be within the site curtilage</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 029.5 | <p><b><u>S/0314/18/FL</u> 22 Water Lane, Histon</b> – Demolition of existing conservatory and partial demolition of existing rear extensions. New single and two storey rear extensions, creation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|         | of a new front entrance and canopy addressing Water Lane and other works – <b>Amendment – New Elevations (porch)</b> . All <b>agreed</b> to make a recommendation of <b>approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 029.6   | <b>S/1595/18/FL Spire Healthcare, 30 New Road Impington</b> – Siting of portable building temporary for a period of 3 years. All <b>agreed</b> to make a recommendation of <b>approval</b> . Meeting to be arranged for Deputy Clerk and Cllr Payne and Facilities Manager to catch up on works planned at the Hospital                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 029.7   | <b>S/1615/18/FL Land to rear of 130 Cottenham Road, Histon</b> – Development of a 5 bedroom dwelling with a new driveway, external amenity spaces, landscaping, garage and access arrangements. Application invalid, new consultation to be advertised following submission of updated plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| 029.8   | <b>S/1709/18/FL 72 Impington Lane, Impington</b> – New entrance porch extension, replacement garage roof, two storey side and ground floor rear extensions. All <b>agreed</b> to make a recommendation of <b>approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 029.9   | <b>S/1082/18/OL 93 Impington Lane, Impington</b> – Outline planning permission with all matters reserved for the demolition of existing bungalow and outbuildings and the erection of 4 detached dwellings and new access. Letters of objection received. Standing Orders suspended to allow residents to take part. Residents present outlined concerns covering: <ul style="list-style-type: none"> <li>- Density inappropriate</li> <li>- Proximity to junction (New Road, Clay Close Lane, Impington Lane)</li> <li>- Inadequate visibility splays</li> <li>- Impact on privacy from plots 1 and 3</li> <li>- On-street parking present on Impington Lane, another access would add to the congestion</li> <li>- Congestion peak school times</li> <li>- Overdevelopment of the site, density and scale</li> <li>- Insufficient drainage provision, failure of drains on site</li> </ul> Standing Orders re-instated. Following discussion, all <b>agreed</b> to make a recommendation of <b>refusal</b> commenting: <ul style="list-style-type: none"> <li>- Plot 2 within root protection zone of TPO tree</li> <li>- Request proposed density to be checked against policy</li> <li>- Housing mix contrary to findings of Neighbourhood Plan Survey</li> <li>- Highways safety, access within close proximity to junction</li> <li>- Overlooking and loss of amenity to No 91 Impington Lane</li> </ul> All <b>agreed</b> to request determination of application by SCDC Planning Committee to include site visit to assess impact to neighbouring properties |  |
| 029.10  | <b>S/1767/18/FL Railway Vue, 163 Station Road, Impington</b> – Construction of detached building to provide two 2 bedroom flats with access, parking and associated amenity space. Provision of new access to public house car park. Standing Orders suspended, representative of Punch Taverns present. Noting existing car park entrance to be closed off, query raised regarding deliveries, to be clarified. Clarification received regarding: <ul style="list-style-type: none"> <li>- Events ceased in car park and garden, with the exception of August Bank Holiday</li> <li>- Flats to be open market, not employees</li> <li>- Reduced parking in line with SCDC policy</li> <li>- SCDC conditions regarding noise levels</li> </ul> Standing Orders re-instated<br>All <b>agreed</b> to make a recommendation of <b>approval</b> , subject to conditions regarding noise levels (to be conditioned by SCDC), method of safe delivery to the public house outlined. Representative left the meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| P18/030 | <b>Date of next meeting(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| 030.1   | <b>Tuesday 12<sup>th</sup> June 2018</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| P18/031 | <b>Items for next agenda</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|         | Review of Terms of Reference<br>Matters Arising                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|         | <b>Meeting Closed: 9:05pm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |