

Minutes of Histon & Impington Parish Council Planning Committee
Tuesday 25th September 2018
7:30 pm at the Parish Office, New Road, Impington

Planning Committee Minutes

Membership: 9 + 2 ex-officio

Quorum: 4

Agenda No:	Present: Cllrs: Denis Payne (Chair), Walter Davey, Elaine Farrell, Brian Ing, Simon Jocelyn Clerk: Angela Young Also: 3 residents
P18/076 076.1	APOLOGIES FOR ABSENCE Cllr(s): Andy Butcher (personal), Aga Cahn (personal), Steve Carrington (personal), Marian Cleaver (personal), Oliver Sellen (personal), Josephine Teague (personal)
P18/077 077.1	MEMBERS DECLARATIONS OF INTERESTS Cllr Payne declared a pecuniary interest item 081.2 – (near neighbour)
P18/078 078.1	PUBLIC PARTICIPATION 3 residents in attendance for items on the agenda With agreement of the Committee, Chair suspended Standing Orders and brought forward items 081.2 and 081.4
P18/079 079.1	MINUTES OF MEETING HELD Thursday 30th August 2018 All agreed to sign as a true record of the meeting
P18/080 080.1	MATTERS ARISING Both 14 th and 30 th August deferred to next agenda except for: 070.8 and 070.9 40 and 44 Hereward Close, Impington. Cllr Payne reported the housing had been gifted from the Swedish Government after the War and only a limited number remained nationally. Dist Cllr Cahn was working on protected status issues and internal installation options
P18/081 081.1 081.2	TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED FROMSCDC S/0099/18/CC Histon & Impington Junior School, The Green, Histon amended wording to condition 24 (Station Road Footpath widening) to allow footpath to be completed by 31 st October 2019 of planning permission S/0243/17/CC. Wording had been shared with members of Primary School Task & Finish Group not members of the Planning Committee, with no response. All agreed to request wording to be altered to state “by 31 st August 2019) S/1486/18/FL Land to north of Impington Lane, Impington The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping. 14 day amendment: Amendment to layout; Ecology Report; Custom Building plot information. Cllr Payne declared a pecuniary interest and left meeting. Cllr Jocelyn took the Chair. Standing orders had been suspended to allow members of the public to speak. Copy letter to SCDC Planning Department from nearby resident summarised pointing out various policies not being met. The PC were now, that is since the Planning Inspector had agreed to release this parcel of land from Green Belt, were not opposed to the principle of development. Issues raised included: <ul style="list-style-type: none"> • The proposed path width on the access road of 1.8m is to our understanding not sufficient to comply with the adoptable roads standard requirements. Hence, the roads in the development will not be adopted, contrary to the requirements of the emerging neighbourhood plan and the conditions demanded by the County Highways response to this application. • It was noted that the existing extension to 69 Impington Lane now shown correctly, with resulting movement of plans north resulting in an unacceptable reduction of the original wide “green barrier” with the Green Belt. This is much reduced from the original plans and inadequate in comparison to the much wider barrier insisted by planners at the time of construction of the adjacent and co-linear Merrington Place • No changes proposed to housing mix and still not matching the housing requirements of the villages, and not consistent with SCDC policy

	<ul style="list-style-type: none"> • Furthermore all the affordable homes are designated in a single cluster, which is contrary to SCDC policy (and also the requirements of the emerging Neighbourhood Plan) • One of the two suspected bat loft containing sheds has been removed, both physically and from the drawings • The PC understands that an Ecology expert has advised local residents there are no Biodiversity net gains in the proposal: this concerns the PC especially as the reduction in the Green Belt Barrier further reduces the opportunities for the developer to achieve net gains. • Concerns still exist of the servicing of the pumping station requiring a 12 tonne truck to back up a private track of similar width to the truck: this track is used by residents on foot and bicycle. • As the Planning Inspector, after a full hearing, has rejected the application to further extend the allocation of more Green Belt to the north of this development for further development, the 2 access points to rear fields now inappropriate • The access to this development is onto a road which is 30mph limited and the splays should be constructed and maintained to the requirements for this speed. It was noted that County Highways have already required an enlargement from these amended plans, and the PC would wish this to be enforced. The continuing achievement of a required visibility splay will be dependent on owners of properties neighbouring the exit to maintain hedgerows: The PC is concerned about the sustainability of adequate visibility splays at all times. The site is particularly sensitive as it abuts footpaths where two different age groups of schoolchildren cross in opposite directions on their way to school, and is close to where those with buggies etc have to cross over because of the very narrow footpath just a little further west on the south side of Impington Lane. <p>If minded to approve the application, The Parish Council requests that because the access proposed to this development is poor and problematic that the condition is imposed that this road is only used for access to the proposed development and not used for the traffic in the construction and use of further developments.</p> <p>Standing orders re-instated.</p> <p>All in favour to recommend refusal, to re-iterate previous comments with the above additions, requesting the application must go to SCDC Planning Committee. Agreed additionally that a representative from the Parish Council should attend Committee to speak on behalf of, and reflecting the view of, the Parish Council. 2 members of the public left the meeting. Cllr Payne returned to the meeting and the Chair.</p>	
081.3	<p>S/3043/18/OL 60 Station Road, Histon Application for outline planning permission for residential development of 2 no. 3 bedroom houses with all matters reserved apart from appearance, landscaping, layout and scale. Following discussion, all agreed to recommend refusal, on grounds of:</p> <ul style="list-style-type: none"> • Overdevelopment • Construction traffic on unadopted road where the current residents of Loves Close are responsible for the repair 	
081.4	<p>S/3388/18/FL 21 Home Close, Histon Insertion of velux sun tunnels into roof and new front gable window to loft space. Standing orders suspended to allow resident to answer questions on the background to the application. Standing orders re-instated. All agreed to recommend Approval. Resident left meeting.</p>	
081.5	<p>S/3248/18/FL 1 Milton Road, Impington Demolition of existing extension and creation of new extension, All agreed to recommend approval</p>	
P18/082	TO ACCEPT Clerks Report	
082.1	No report available	
P18/083	TO RECEIVE UPDATE on Northstowe, North West Cambridge, Darwin Green, Waterbeach developments	
083.1	Northstowe – Cllr Payne reported on Community Governance Review planned by SCDC 2019. By August 2019 approximately 360 completions estimated	
083.2	Waterbeach – Cllr Ing has reported to all on decision to refuse incinerator at Waterbeach.	

P18/084 084.1	<p>TASK & FINISH PRIMARY SCHOOL</p> <p>Email from Gaye Roberts Cambs County Council re Buxhall Farm site received in response to Parish Council comments on design, and to be circulated to all on Primary School Task & Finish Group. Noted that County were advising that Parish Council may need to take responsibility for upkeep of any footpath agreed on boundary of site.</p> <p>South Cambs District Council Environment Committee was working on a strategy, not yet in place. Concern expressed over loss of mature hedging at front boundary under current proposals. Noted report on particulates due from defra Autumn 2018.</p> <p>Clerk to contact Gaye Roberts and request a follow up meeting on progress. Cllrs Farrell and Butcher had agreed to email updating report to all Councillors regarding recent meetings attended</p>	
P18/085 085.1	<p>OTHER MATTERS</p> <p>Planning Appeal – APP/W0530/W/18/3207771 Land to rear of 142 Cottenham Road, Histon – Two detached chalet styles dwellings. Appeal determined on the bases of written representations – by 22 October 2018. To agree if response is required and delegate to formulate for review at next meeting. Agreed to write re-affirming reasons given for refusal</p>	
085.2	<p>Self Build Plot south of 43 St Audrey’s Close Histon Information received concerning marketing. Agreed to confirm to SCDC that the original layout of the plot would block windows in the adjoining property</p>	
085.3	<p>Etheldred House – noted S32298/18/VC Variation of condition 2 S/0170/18/FL for Excelcare Investments Limited has been withdrawn</p>	
085.4	<p>Spire Cambridge Lea – noted permission granted for erection of plant enclosure and installation of air handling unit. Noted Cllr Payne had outstanding discussions with Dist Cllrs on Spire Cambridge Lea temporary planning permission for storage units</p>	
P18/086 086.1	<p>Date of next meeting(s)</p> <p>Tuesday 16th October 2018</p>	
P18/087 087.1	<p>Items for next agenda</p> <p>None requested</p>	
	<p>Meeting Closed: 8:55</p>	