

Minutes of Histon & Impington Parish Council Planning Committee

Tuesday 4<sup>th</sup> June 2019

7.30pm at the Parish Office, New Road, Impington

Planning Committee Minutes

Membership: 8 + 2 ex-officio

Quorum: 4

<b>Agenda No:</b>	Present: <b>CLlr</b> s: Simon Jocelyn (Chair), Aga Cahn, Steve Carrington, Marian Cleaver, Elaine Farrell, Brian Ing, Denis Payne, Oliver Sellen Clerk: Chelsea O'Brien; Dist Cllr Cahn Residents: 4 (in-part)	
P19/040 040.1	<b>APOLOGIES FOR ABSENCE</b> Walter Davies (personal)	
P19/041 041.1	<b>MEMBERS DECLARATIONS OF INTERESTS</b> None declared  With agreement of the Committee, Chair suspended Standing Orders and brought forward item 045.3	
P19/042 042.1	<b>PUBLIC PARTICIPATION</b> 4 residents in attendance for item 045.3	
P19/043 043.1	<b>MINUTES OF MEETING HELD Tuesday 21<sup>st</sup> May 2019</b> All <b>agreed</b> to sign as a true record of the meeting	
P19/044 044.1	<b>MATTERS ARISING</b> Deferred to next agenda	
P19/045 045.1	<b>TO CONSIDER NEW PLANNING APPLICATIONS/CONSULTATIONS RECEIVED</b>  <b>S/1403/19/FL 24 South Road, Impington</b> Two storey side/rear extension, single story side/rear extensions and erection of an outbuilding (studio). Following inspection of plans, all <b>agreed</b> to make a recommendation of <b>refusal</b> commenting: - proposed balcony impact on privacy and amenity of neighbouring property - loss of light to no26 South Road - If SCDC minded to approve, condition use of studio ancillary to the residential property 24 South Road	
045.2	<b>S/1696/19/FL 45 Station Road, Histon</b> Demolition and removal of existing single storey extensions and outbuildings and proposed new single storey rear extension. All <b>agreed</b> to make a recommendation of <b>approval</b> , conditioning adequate protection to trees with TPOs on the site	
045.3	<b>S/1793/19/FL Land adjacent to School Hill</b> Extension and refurbishment of existing ground floor commercial/retail units (Units 1-4) comprising A1 (shops), A2 (Professional and Financial Services) and A3 (Restaurants and Cafes), Hot food takeaways (A5) and D1 (Non-residential institutions) - in the alternative, together with replacement shopfronts, retention of a library (Use Class D1) within a new reconfigured unit, and the rebuilding of the existing convenience store - Use Class A1 (Shop) and ancillary takeaway use and the provision of 9 residential one bed apartments above (following part demolition of the existing building) and the reconfiguration of the established car park, cycle parking and landscaping and associated infrastructure works. Standing Orders suspended, 4 residents in attendance. Discussion outlined: - height of development an impact on streetscene - Conservation Area status of the High Street - Parking provision and visibility splay - Future of Manorial Waste site adjacent to development - Blanket Class use for the development - Dual parking and delivery area - Memorial Garden retention Standing Orders re-instated. Following review of plans, all <b>agreed</b> to make a recommendation of <b>refusal</b> , concerns regarding access, parking and deliveries outweighs	

	<p>the benefits of the re-development of the site. Members supportive of a scheme to renovate the site but have concerns of the impact to the surrounding streets with regards to parking. <b>Agreed</b> to delegate drafting and submitting response to Cllrs Jocelyn, Payne, Sellen, Farrell and Carrington working with Acting Clerk. Submission to cover:</p> <ul style="list-style-type: none"> <li>- Concern parking provision for shops and 9 residential units not adequate, noting spaces allocated within the delivery area and layby to the front of the shops (which is not part of the site)</li> <li>- Parking not to SCDC standards</li> <li>- A5 and A3 Licenses to be restricted to 1 unit, not blanket across the development</li> <li>- Impact on streetscene, noting Conservation Area and increase in height of development by 25%</li> <li>- Design not consistent with emerging Village Design Statement</li> <li>- Condition covering parking surveys before and after development, if SCDC approve, including remediation if parking increases in neighbouring streets</li> </ul> <p>Noting the Memorial Garden is not a material planning matter, <b>agreed</b> Acting Clerk to make contact with developer to discuss options of possible relocation of garden/benches 2 residents left the meeting. Standing Orders re-instated</p>	
P19/046 046.1	<p><b>To Accept Clerks Report</b></p> <p><u>Meeting with SCDC Officers</u> open action with Cllr Payne and Acting Clerk, agreed Cllrs Payne and Jocelyn to proceed with meeting to discuss planning conditions</p>	
P19/047 047.1	<p><b>To Receive Up-Date on Northstowe, North West Cambridge, Darwin Green, Waterbeach developments</b></p> <p><u>Darwin Green</u> Cllr Payne and Cllr Jenkins attended meeting to discuss pedestrian and cycle provision access via NIAB bridge, also attended by Highways England representatives and NIAB planning consultant. Route yet to be agreed, noting A14 compulsory purchase of land preventing route end of Cambridge Road. Land ownership, access and safety an issue in confirming suitable route. Further work required to overcome issues <u>NIAB Open Day</u> 25<sup>th</sup> June, Cllr Payne to circulate details</p>	
P19/048 048.1	<p><b>Strategic Housing Land Availability Assessment (SHLAA) Process</b></p> <p>No further update</p>	
P19/049 049.1	<p><b>A14 Residents Group</b></p> <p>Cllr Jocelyn verbally updated on on-going discussion with SCDC. Meeting with Chivers re tree planting expected</p>	
P19/050 050.1	<p><b>Other Matters</b></p> <p><u>Police Headquarters</u> Cllr Jocelyn and Ing attended information session regarding the new 8 acre facility proposed next to the Park &amp; Ride site in Milton. Press release expected to be circulated</p> <p><u>Cambridgeshire Acre Mytbuster Tour</u> Rural Affordable Housing, Wednesday 3<sup>rd</sup> July – details to be circulated</p>	
P19/051 051.1	<p><b>Date of next meeting(s)</b></p> <p><b>Tuesday 2<sup>nd</sup> July 2019</b></p>	
P19/052	<p><b>Items for next agenda</b></p> <p>None requested</p>	
	<p><b>Meeting Closed: 8:56pm</b></p>	