

**Minutes of Histon & Impington Parish Council Planning Committee  
Tuesday 24th September 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>Cllrs:</b> Simon Jocelyn (Chair), Aga Cahn, Walter Davey, Yvonne Murray, Steve Carrington Clerk: Theresa King, Amelia Luck Residents: 4	
P19/108	<b>APOLOGIES FOR ABSENCE</b>	
108.1	Marian Cleaver (Council Business), Brian Ing (personal), Denis Payne (Council Business), Oliver Sellen was absent	
P19/109	<b>MEMBERS DECLARATIONS OF INTERESTS</b>	
109.1	None declared	
P19/110	<b>PUBLIC PARTICIPATION</b>	
	Two members in attendance for item 113.1, these and two more members for item 113.5 (in part). With agreement of the Committee, Chair suspended Standing Orders and brought forward item 113.1 and 113.5	
P19/111	<b>MINUTES OF MEETING HELD Tuesday 13<sup>th</sup> August 2019</b>	
111.1	All <b>agreed</b> to sign as a true record of the meeting.	
P19/112	<b>MATTERS ARISING</b>	
112.1	<b>098.1 Hill Development, Impington Lane</b> dialogue open, date of meeting to be confirmed	
112.2	<b>098.2 SCDC Meeting with Officers</b> outstanding	
P19/113	<b>TO CONSIDER NEW PLANNING APPLICATIONS/CONSULTATIONS RECEIVED</b>	
113.1	<b><u>S/1987/19/FL 86 Mill Lane, Impington</u></b> conversion and extension of existing bungalow to 2 dwellings. Standing orders suspended. Residents present outlined: <ul style="list-style-type: none"> <li>• Current building described as 4 bedroom on plans, only three</li> <li>• New properties described as two bedroom with a study, but dimensions of study same as bedroom size</li> <li>• Concerns over on road parking</li> <li>• Overlooking properties in Drake Way and Mill Lane</li> <li>• Planned new properties out of character with area and other properties</li> <li>• No tree survey made</li> </ul> <p>Standing orders reinstated. Following discussion, all <b>agreed</b> to make a recommendation of <b>refusal</b>, concerns of overdevelopment of the plot, reference to the Highways report and parking issues, and the conflict to the character of the street scene.</p>	
113.2	<b><u>S/3128/19/FL 4 Brackenbury, Impington</u></b> single story rear and two story side extension plus garage conversion. All <b>agreed</b> to make a recommendation of <b>refusal</b> on insufficient parking for two dwellings. If SCDC are minded to approve, condition use of annexe ancillary to the residential property of 4 Brackenbury.	
113.3	<b><u>S/3072/19/FL 69 Station Road, Impington</u></b> two story side extension and first floor rear extension. All <b>agreed</b> to make a recommendation of <b>refusal</b> on parking not meeting minimum parking requirement for a four bedroom property.	
113.4	<b><u>S/2853/19/PA 2 Bridge Road, Impington</u></b> prior approval for a proposed larger home extension for a single story flat roof extension. Request for additional information only - contractors to be mindful of deliveries not during peak times noting access issues to the site.	

113.5	<p><b>S/1793/19/FL Land adjacent to School Hill, Histon</b> extension and refurbishment of existing ground floor commercial/retail units. Replacements of shop fronts, retention of library within a new reconfigured unit, provision of 9 residential one bed apartments above and reconfiguration of the established car park and cycle parking. Standing orders suspended for public comment then reinstated.</p> <p>Disussion outlined:</p> <ul style="list-style-type: none"> <li>- Materials noting Conservation Area status of the High Street</li> <li>- Parking provision and visibility splay concerns during deliveries</li> <li>- Blanket Class use for the development</li> <li>- Dual parking and delivery area</li> <li>- Not in keeping with Village Design Statement</li> </ul> <p>All <b>agreed</b> to make a recommendation of <b>refusal</b>, concerns have not been addressed in this modification to the plan, which include parking, delivery reducing access, and the building design and materials not complementing the surrounding area.</p> <p>Members of the public left the meeting after the decision had been made on item 113.5.</p>	
113.6	<p><b>S/3185/19/FL 121 Cottenham Road, Histon</b> loft conversion. All <b>agreed</b> to make a recommendation of <b>approval</b>.</p>	
P19/114	<p><b>To Accept Clerks Report</b></p>	
114.1	No report available	
P19/115	<p><b>To Receive Up-Date on Northstowe, North West Cambridge, Darwin Green, Waterbeach developments</b></p>	
115.1	<b>Northstowe Next Forum:</b> 6 November 2019. No update	
115.2	<p><b>Darwin Green: Public Exhibition held 18<sup>th</sup> September.</b> Verbal update by Cllr Jocelyn. Community Centre and school halls open to community so these could be meeting areas for parish council. Approximate 1,000 homes in phases 2 and 3. Potential future pedestrian cycle link going up to NIAB bridge: District Cllr Jenkins thinks the bridge is a condition of the Darwin Green project. There will be a footpath to the bridge but after that there is no planning. A new primary school site is proposed for phase 2 and 3, if it is needed as there is already a school in phase 1. The junction with Cambridge Road, Impington, has been decided and not modelled. No plans documented for electric vehicle charging points, although it is a central policy to have these. The landscaped park area has no policy for cars or bikes to get to it.</p>	
P19/116	<p><b>Strategic Housing Land Availability Assessment (SHLAA) Process</b></p>	
116.1	No updates received.	
P19/0117	<p><b>Consultations – to agree response</b></p>	
117.1	<p><b>Cambridgeshire &amp; Peterborough Local Transport Plan Consultation</b> comments to be submitted by 27<sup>th</sup> September</p> <p><b>Agreed</b> to delegate to Cllrs Jocelyn and Payne working with the Clerk to review documents and submit comments within timeframe.</p>	<b>Clerk/SJ</b>
117.2	<p><b>Making space for people: Central Cambridge Vision, Aims &amp; Objectives and strategies</b></p> <p>Agreed to delegate to Cllr Jocelyn to review and submit comments if required.</p>	
P19/118	<p><b>A14 Residents Group</b></p>	
118.1	No update since report to Full Council.	
P19/119	<p><b>Other Matters</b></p>	
119.1	<b>To review Neighbourhood Plan Project List</b> – and identify those relevant for Planning to report on assess, deferred to next agenda	<b>Next agenda</b>
P19/120	<p><b>Date of next meeting(s)</b></p>	
120.1	<b>Tuesday 15<sup>th</sup> October 2019</b>	

P19/121	<b>Items for next agenda</b> Neighbourhood Plan Project List	
	<b>Meeting Closed: 9.00 p.m.</b>	