

Planning Committee Minutes

Membership: 8 + 2 ex-officio

Quorum: 4

Agenda No:	Present: Cllrs: Simon Jocelyn (Chair), Marian Cleaver, Walter Davey, Brian Ing, Yvonne Murray, Denis Payne, Cllr Claire Beressi-Jones and was co-opted Clerk: Theresa King; Amelia Luck	
P20/051 051.1	APOLOGIES FOR ABSENCE Aga Cahn (personal)	
P20/052 052.1	CO-OPTION Three vacancies, one application from Claire Beressi-Jones. Proposed Cllr Jocelyn, seconded Cllr Payne, all agreed to co-opt to committee.	
P20/053 053.1	MEMBERS DECLARATIONS OF INTERESTS None	
P20/054 054.1	PUBLIC PARTICIPATION Jonathan Collins attended to update committee on item 57.1, standing orders were suspended and item 57.1 brought forward.	
P20/055 055.1	MINUTES OF MEETING HELD Tuesday 8^h September 2020 All agreed to accept as true record of the meeting, proposed Denis Payne, seconded Brian Ing.. Chair to duly sign	
P20/056 056.1	MATTERS ARISING Item Deferred	
P20/057 057.1	TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED <u>S/0671/17/FL The Bishops Site Old Station Yard, Cambridge Road, Impington</u> Variation of condition 2 (Approved plans) of application S/0671/17/FL Minor material amendment to include adjustments to the dwelling mix, cycle parking and refuse storage, removal of one car parking space, provision of a pedestrian ramp, external alterations to the fenestration to include revisions to two balconies, adjustments for final storey heights and atrium roof extended to incorporate lift overrun and provide maintenance access to flat roof. Jonathan Collins advised demolition work and making the site tidy and secure has been completed, despite Covid-19 restrictions. Fencing will eventually be replaced with hoardings, and hoped full construction would begin in February 2021, although contractor not yet selected. Questions were raised by the committee and answered as follows: <u>Nearby resident concern regarding plant room on drawing which had roof access which overlooked gardens and concerns of noise:</u> this now removed and moved to front of building as services come in from Cambridge Road. Space left to be used as a cycle storage for larger cycles e.g. tandems, and also as a possible storage space for batteries to store PV electricity. <u>Will underground parking have access control and will spaces be allocated to flat residents?</u> Plan is to make it access controlled and allocated, although not decided how these will work. <u>Committee were previously critical about parking spaces per flats, on this version there are less and area is not suitable for off-street parking and there are no visitor spaces:</u> Community room in latest version now a 35 th unit on SCDC suggestion, with money being put into affordable housing pot, SCDC reported to have said parking was not important. Loss of single space on this version due to increased fire safety requirements on entrance. Car ownership expected to be less than number of units, so space allocated for the 2 bed units, Also 2 disabled parking spaces, if have no disabled residents will be 3 spaces down. Does not comply with Neighbourhood Plan requirements re parking. <u>Size of extra units below national guidelines:</u> 1 bed units should be 50 sq. m, two under at 45 sq. m. Standing orders were reinstated.	

057.2	<p>All agreed to comment that this revised application is not consistent with the emerging Neighbourhood Plan in respect of parking; two units are below the recommended sizes in the Neighbourhood Plan, and that there is an increase in the number of residents and a reduction in parking. All Agreed this should go to the SCDC Planning Committee.</p> <p><u>20/03878/HFUL 5 Manor Park Histon</u> Rear hip to gable, installation of roof lights and two front dormers</p> <p>All agreed to make a recommendation of approval, subject to inspection by officers in relation to the impact of increased shadow from the extended roofline on the neighbouring property.</p>	
057.3	<p><u>20/03784/HFUL 23 Youngman Avenue, Histon</u> Single storey rear extension and front porch (resubmission of 20/02091/HFUL)</p> <p>This amendment to application reduces the extension in depth but increases it in width. All agreed a recommendation of approval; members would advise a condition to include restriction to deliveries to avoid peak times.</p>	
057.4	<p><u>20/03792/HFUL 41 Station Road, Histon</u> Refurbishment of existing garage with pitch roof and replacement addition workshop/home office/garden room.</p> <p>All agreed to make a recommendation of approval, conditioning deliveries, plant and contractor parking to be within the curtilage throughout construction and at out of peak hours; garage conversion to be ancillary use to the residential property only; and the prevention of a business being operated from this site.</p> <p>Item 57.6 was brought forward at this point.</p>	
057.5	<p><u>20/03742/FUL Land comprising, Kendal Court, Anglia House, Kendal House, Regency House and 1 Cambridge Road, Impington</u></p> <p>Demolition of existing buildings comprising Anglia House, Kendal House inc. flats above, Regency House and Marble Store to rear and 1 Cambridge Road inc. flats above</p> <p>Discussion on application covered the following:</p> <ul style="list-style-type: none"> • Plan reduces height fractionally to be below height of new Bishop’s building on opposite side of the road, does not compare to height of houses alongside it and Village Design Guide (VGD) says no more than 3 storeys high. Also only part of Bishops building is this high, Kendal Court is this high all the way through. • Not properly advertised for resident feedback • No affordable housing • Viability not sound, errors in figures in separate sections regarding unit prices, rental as % of market set as 52% but policy is 80% • Suggests “social rents” but this area has no policy on this as it is not relevant here • Inadequate parking, no visitor parking for units • Businesses have no access to rear of property, no space for funeral director to unload hearse • Station Stores vital for the area, meets needs of elderly in the area who cannot access village centre, not enough information on plans for temporary accommodation for them • Area in front of Station Stores in on County land, so removal of trees and installation of temporary building may not be allowed, and it may not be big enough. • Both businesses will need access to vent cooling equipment for their storage areas, this is not indicated on plans. • 1 bed units not minimum size. • In local plan a mixed use area, if reduce business use then not consistent with it (previously had Anglia Fireplaces as well as remaining two businesses). <p>All agreed to recommend refusal, Clerk to create a document listing areas of concern for circulation to committee prior to submission.</p>	Clerk
057.6	<p><u>20/02506/HFUL105 Cottenham Road Histon</u> Two storey side extension to existing residential dwelling with garage.</p> <p>Previous application for part single, part two storey extension, including garage, following removal of existing conservatory was withdrawn.</p> <p>All agreed to make a recommendation of approval, conditioning deliveries, plant and contractor parking to be within the curtilage throughout construction and at out of peak hour, this to include school hours after 01/09/2021 as near location of new primary school.</p>	

P20/058	Consultation	
058.1	<u>Ministry of Housing, Communities and Local Government – Changes to Planning Policy & Regulation</u> Comments to be received by 1 st October All agreed that document created by Cllr Payne to be submitted by clerk as response.	Clerk
058.2	<u>Greater Cambridge Shared Planning – North East Cambridge Action Plan – Draft Plan</u> Comments to be received by 5 th October Cllr Payne has created a document for submission by the Joint Parishes; all agreed they were happy for Cllr Payne to sign for submission. Cllr Ing pointed out infeasibility of plan, some areas 13 storeys high, no lifts or only one person lifts. Cllr Ing would like the doubts about the practicality of the concept put into writing. Cllr Jocelyn to create a document for submission, to be circulated to committee for approval, before submission by 5 th October.	SJ/Cttee
P20/059	Date of next meeting(s) Tuesday 20th October 2020	
	Items for Next Agenda	
	Meeting Closed: 9.28 p.m.	