

Planning Committee Minutes

Membership: 8 + 2 ex-officio

Quorum: 4

Agenda No:	Present: Cllrs: Simon Jocelyn (Chair), Aga Cahn, Marian Cleaver, Walter Davey, Claire Beressi-Jones, Brian Ing, Yvonne Murray, Denis Payne Clerk: Chelsea O'Brien; Amelia Luck	
P20/083 083.1	APOLOGIES FOR ABSENCE None	
P20/084 084.1	MEMBERS DECLARATIONS OF INTERESTS Cllr Beressi-Jones declared a non-pecuniary interest – item 088.12 – Governor at Impington Village College Cllr Jocelyn declared a non-pecuniary interest – item 088.8 Bishops Site – Lives nearby	
P20/085 085.1	PUBLIC PARTICIPATION No public in attendance	
P20/086 086.1	MINUTES OF MEETING HELD Tuesday 10th November 2020 All agreed to accept as true record of the meeting, Chair to duly sign	
P20/087 087.1	MATTERS ARISING No items	
P20/088 088.1	TO CONSIDER NEW PLANNING APPLICATIONS RECEIVED 20/04297/FUL Plot D4 Moor Drove Histon - Change of use from disused land to single site for one static caravan, day room and parking	
008.2	20/04264/FUL Plot C3 Moor Drove Histon - Change of use from disused land to single site for two static caravans, day room and parking	
008.3	20/04263/FUL Plot A1 Moor Drove Histon - Change of use from disused land to single site for one static caravan, day room and parking	
088.4	20/04299/FUL Plot F6 Moor Drove, Histon - Change of use from disused land to single site for one static caravan, laundry/shower room and parking	
088.5	20/04298/FUL Plot E5 Moor Drove Histon - Change of use from disused land to single site for one static caravan, day room and parking	
	Noting applications for agenda items 088.1 – 088.5 are on the same site, Chair suggested application discussed collectively, all agreed . Site considerations include: <ul style="list-style-type: none"> - Day room structures are of permanent construction to be sited on Green Belt land with no exceptional circumstances demonstrated - No mitigation to outweigh harm to the openness or character of the Green Belt - No mitigation to protect the view from the Green Belt - Proposal would have further impact to the predominantly open character of the Green Belt site and conflict with the safeguarding of the countryside from encroachment (NPPF) <ul style="list-style-type: none"> - Contrary to SCDC Local Plan Policy NH/8 Mitigating the impact of development in and adjoining Green Belt - Contrary to SCDC Local Plan Policy NH/9 Redevelopment of previously developed sites and infilling in the Green Belt 	
088.6	20/04387/HFUL 78 Impington Lane Impington - Demolish existing garage and stores, and erect a two-storey rear extension, a single-storey side extension and joined annexe. On	

<p>088.7</p> <p>088.8</p> <p>088.9</p> <p>088.10</p> <p>088.11</p> <p>088.12</p>	<p>inspection of plans, members request Case Officer to review the impact of the extension to the neighbouring property first floor window to ensure minimal loss of amenity. All in favour to make a recommendation of approval, conditioning contractor parking and deliveries to be within the curtilage and restricted times noting proximity to school and TRO in place during peak school hours on Impington Lane/New Road. If parking/deliveries within the curtilage is not possible, request for vehicles not to be parked on Impington Lane noting main school and bus route and major development still underway with frequent deliveries</p> <p>20/04424/HFUL 5 Burrough Field Impington - Rear single storey extension and link to existing garage. All agreed to make a recommendation of approval</p> <p>20/03690/S73 The Bishops Site Old Station Yard Cambridge Road, Impington - Variation of condition 2 (Approved plans) of planning permission 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. Noting amendments address previous concerns raised, all agreed to make a recommendation of approval</p> <p>S/0035/17/FL 2 Primes Corner Histon - Erection of 1. Potting/packing shed. 2. 20' steel container. 3. Pump house / chemicals store. 4. 2 No. polytunnels. 5. Glasshouse at the rear of the garage. Both Clerk and Cllr Payne had contacted the Case Officer noting the limited and poor quality of information available to comment on. Noting site is within the Green Belt, application does not specify proposed materials or proposed location. All agreed to make a recommendation a refusal, based on the information provided, members were unable ascertain the true impact to the Green Belt from the proposed permanent structure and impact to properties on Prime Corner noting the use of the site is for employment and possibly generating more traffic and employee movement.</p> <p>20/04631/HFUL 46 Orchard Road Histon - Proposed two storey side and single storey rear extensions, rendering and window replacement. Noting addition of a bedroom, members request two parking spaces are allocated off-road to ensure on-street parking is not impacted. All agreed to make a recommendation of approval</p> <p>20/04666/HFUL 29 Pepys Terrace Impington - Side and rear extension. On inspection of plans, all agreed to make a recommendation of refusal as application does not meet policy as set out in the Histon & Impington Neighbourhood Plan.</p> <ul style="list-style-type: none"> - Pepys Terrace is a listed Restricted Street in the Histon & Impington Neighbourhood Plan (Table2 HIM05) all parking must be provided off the road - Application does not meet parking standards for a 4 bedroom dwelling as outlined in the Histon & Impington Neighbourhood Plan Table3 HIMO5) <p>If SCDC are minded to approve, application will require construction management plan and scheme for deliveries and contractor parking noting Pepys Terrace is narrow in character and congested</p> <p>CCC/20/073/FUL Impington Village College – Proposed ground source heat pump to serve Impington Sports Centre including heat pumps, storage/buffer vessels, means of enclosure and a borehole array with connecting underground pipework. All agreed to make a recommendation of approval</p>	
<p>P20/089</p> <p>089.1</p>	<p>PLANNING CORRESPONDENCE RECEIVED</p> <p>Consultation Greater Cambridge Partnership Waterbeach to Cambridge Better Public Transport and Active Travel – Consultation runs until 14th December 2020 Consultation Webpage – Click here. To agree response and delegate submission. Cllr Jocelyn summarised project and shared views of neighbouring Parish Council. Initial thoughts expressed included:</p> <ul style="list-style-type: none"> - How affordable would the public transport be for residents to use? - Lack of clarity as to what is being proposed - Lack of transparency with regards to impact - Data to support the need for the proposal and costs - Has improving the existing public transport network been explored? - Radial route only, do not provide options to go around Cambridge without going into Cambridge first 	

	All agreed Cllr Jocelyn to work with the Clerk to draft outlined document to share with Planning and Highways Committees for comment prior to submission with the timeframe Cambridge Waste Treatment Plan Relocation – Consultation Phase One Summary Report shared with all, no additional comment made.	SJ/Clerk
P20/090 090.1 090.2	HISTON & IMPINGTON NEIGHBOURHOOD PLAN – Reference Points Referendum Version (V4) Histon & Impington Village Design Guide SPD	For information only
P20/091 091.1	OTHER MATTERS None	
P20/092 092.1	ITEMS FOR NEXT AGENDA None requested	
P20/093	DATE OF NEXT MEETING(S) 2020 Dates: Agreed to amend to Monday 21st December 2020 2021 Dates: Tuesday 12th January, 2nd February, 23rd February, 16th March, 6th April, 27th April	
	Meeting Closed: 8:53pm	