



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 20<sup>th</sup> May 2014

Present:

Cllr P Gavigan  
Cllr s Crocker  
Cllr J O'Dwyer

Cllr Mrs R Poulton

In attendance:

John Vickery – Parish Clerk  
Liz Pinchen – Deputy Parish Clerk

7 members of the Public were in attendance at the meeting.

**1. APOLOGIES**

Apologies for absence were received Cllr Dr S Smith

**2. MINUTES**

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 6<sup>th</sup> May 2014 (M199) were confirmed as being a correct record and duly signed by the Chairman.

**3. MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION** for items on the agenda.

There were no declarations made.

**4. CHAIRMAN'S ANNOUNCEMENTS.**

The Chairman made no announcements.

**5. PLANNING APPLICATIONS**

Representations on the following applications for consent were made.

**John Dale, Bovis Homes Ltd was in attendance for this item.**

[S/0496/14/RM](#) – 131 Dwellings with associated parking, landscaping and engineering works on parcels 3B, 3C, and 4C (outline permission: S/6438/07/O) – Parcel 3b, 3c, 4c, Parcels 3B, 3C and 4C, Upper Cambourne, South Cambridgeshire

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For – Mr H Buttle, Bovis Homes

John Dale reported that a Deed of Variation had been agreed with Cambridge Housing Society and South Cambs District Council to allow 9 affordable units to be discounted from the 3,300 to the 950. Of the 9 units 3 are allocated to Bovis Homes. The original application showed 4 discounted units. This had caused some confusion but it has now been resolved. An additional unit has now been added and the number of 4 bedroom affordable homes has been increased by 2 units to bring it into line with the s106 requirements and the Deed of Variation. This issue had been the only objection to the original application. The Chairman thanks John Dale for his attendance.

It was:

**RESOLVED** to recommend for approval as the Committees concerns have been addressed.

**For information only – Certificate of lawful proposed use or development**  
[S/0312/14/LD](#) - application for certificate of lawful proposed development for a proposed single storey rear extension measuring 2.800 metres projection by 4.359 metres wide and 3.400 metres overall height – 105 Woodfield Lane, Cambourne, Cambridge, Cambridgeshire, CB23 6DT  
For Mr & Mrs Adjali

The Chairman reported that a response had been received from Ed Durrant, Principal Planning Officer, South Cambs District Council clarifying the issues raised regarding Lawful Development Certificates.

It was:

**RESOLVED** to receive the Certificate of lawful proposed use or development.

**For information only – Certificate of lawful proposed use or development**  
[S/0309/14/LD](#) – Application for lawful proposed development for single storey rear extension and substitution of up and over garage door for existing gates to garage. – 90 Jeavons Lane, Cambourne, Cambridge, CB23 5FN  
For Mrs Rachel Coquard

It was:

**RESOLVED** to receive the Certificate of lawful proposed use or development.

[S/0910/14/RM](#) – Proposed construction of 60 Bedroom Hotel (Use Class C1), Pub/Restaurant (Use Classes A3/A4), Commercial Unit (use Classes A1-A5/B1a), Access, Parking, Landscaping, and Associated Development. – The 'Gateway' Site, Back Lane, Cambourne, Cambridge  
For Mr Duncan Mason, Newcrest Estates.

The Chairman reported that a response had been received from Andrew Philips, Senior Planning Officer, South Cambs District Council in response to queries raised previously. Most of the concerns raised were not material planning considerations.

Concern was raised that the issues of accessibility need to be raised at some

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point and it was questioned as to who is the responsible authority for ensuring compliance with the Equality Act 2010. Andrew Philips will investigate the process.

With regard to the concerns over the colour palette Andrew Philips reported that the application had been put before the Design Review Board, a panel made up of independent architects. It is possible to request that the application is represented to the review panel.

It was:

**RESOLVED** to recommend for refusal due to concerns with the colour palette and inadequate accessible parking spaces for unit 3. The Committee also request that the application be referred back to the Design Review Panel.

[S/0953/14/FL](#) – Loft conversion with 4 pitched roof dormers and installation of additional roof lights – 103 High Street, Cambourne, Cambridge, Cambridgeshire, CB23 6FZ  
For – Mr R Patel

Dormer windows have been added to the front of the property but they are a similar design to the other nearby properties. None of the nearby properties have dormer windows on the back. The proposed plan shows one dormer window to the rear but as it will be a bathroom window and should be opaque glazed it will not cause issues of overlooking.

It was:

**RESOLVED** to recommend for approval subject to the proposed bathroom window being fixed and with opaque glazing.

[S/0569/14/DC](#) – Request to discharge Condition 11 (renewable energy) of the Reserved Matters application [S/2596/11](#) – Land Parcels 1C – 2A, Cambourne  
For – Bovis Homes Ltd

It was:

**RESOLVED** to receive the Discharge of Condition.

#### **For Information Only**

[S/0930/14/DC](#) – Up to 950 Dwellings neighbourhood/community building, ancillary open space, form – Duchess Park, Cells 2B & 2C, off Vickers Way, Cambourne, Cambridgeshire  
For – Taylor Wimpey East Anglia

It was:

**RESOLVED** to receive the amendment.

#### **6. DRAINAGE ISSUES**

The Parish Clerk reported that Andrew Cole is meeting with Anglian Water to get more information to adopt drains and sewers that will enable the roads to be adopted.

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Concern was raised that there is still an unpleasant aroma in Jeavons Wood School. The Parish Clerk reported that he will speak to Vine Technical Services to get the dosing machine checked.

It was:

**RESOLVED** that the report be received.

**7. ENFORCEMENT ISSUES:**

There were no enforcement updates.

It was:

**RESOLVED** that the report be received.

**8. DECISION NOTICES**

No Decision Notices had been received.

**9. DATE OF NEXT MEETING – 3rd June 2014**