



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 17th June 2014

Present:

Cllr P Gavigan  
Cllr s Crocker  
Cllr T Hudson  
Cllr S Masters

Cllr J O'Dwyer  
Cllr Mrs R Poulton  
Cllr Dr S Smith

In attendance:

John Vickery – Parish Clerk  
Liz Pinchen – Deputy Parish Clerk

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

**1. APOLOGIES**

Apologies for absence were received from Cllr L Selway.

It was:

**RESOLVED** approve the apologies for absence.

**2. MINUTES**

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 3<sup>rd</sup> June 2014 (M201) 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.

The Parish clerk confirmed that dispensation had been granted to members of the Committee as applications S/1157/14 and S/1155/14/FL could not otherwise be discussed and it was in the public interest to do so.

**4. CHAIRMAN'S ANNOUNCEMENTS.**

The Chairman made no announcements.

**5. PLANNING APPLICATIONS**

[S/1234/14/FL](#) – Erection of a pine tongue & groove gate & cladding fencing across the car port – 58 New Hall Lane, Cambourne, Cambridge, Cambridgeshire, CB23 6GE

Signed

Date 1<sup>st</sup> July 2014  
1-4

For – Mrs Julie Fretwell

Concern was raised that the gates are too narrow to allow vehicle access which reduces the parking provision for the property. It was noted that the property is owned by a Housing Association and that they had given permission.

It was:

**RESOLVED** to recommend for refusal as the parking provision for the property will be reduced.

[S/1157/14/FL](#) – Extension of Hub to form parish office with community space over – The Hub, High Street, Great Cambourne, Cambridge, CB23 6GW  
For – Mr John Vickery, Cambourne Parish Council

There will be two phase of development. The side extension will be first and the 2<sup>nd</sup> floor will be the second phase.

It was:

**RESOLVED** to recommend for approval.

[S/1155/14/FL](#) – Sports area development including: additional junior pitches, full size Artificial Turf Pitch (ATP) with floodlighting and fencing, Multi Use Games Area (MUGA), retention of bowls pavilion, erection of new sports pavilion, installation of wind turbine (15m high mast with 10m diameter sails) and confirming position of tennis court. Various sites off Back Lane – Back Lane, Cambourne, Cambridge CB23 6FY  
For – Mr John Vickery, Cambourne Parish Council

The Parish Clerk confirmed that No Parking signs will be erected on Monk Drive and that there will be a continuous fence along Monk Drive so there will be no pedestrian access to the new pitches from this area. The Parish Clerk has met with residents of Monk Drive and confirmed that they are happy with the measures in place.

It was:

**RESOLVED** to recommend for approval.

The Parish Chairman thanked the Parish Clerk for the work that he had done in producing the plans and the planning applications for both the Hub Extension and the Sports Area Development including the new pavilion.

[S/0706/14/FL](#) – Erection of Garage door on carport – 15 Woodpecker Way, Cambourne, Cambridge, Cambridgeshire, CB23 6GZ

It was noted that the plan shows the retention of one formal parking space at the front of the property. The garage door is wide enough to accommodate a vehicle.

It was:

**RESOLVED** to recommend for approval subject to the garage being maintained as a parking facility and not used as storage.

Signed

Date 1<sup>st</sup> July 2014  
2-4

**6. COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE CONSULTATION**

It was noted that the Draft Charging Schedule was in line with that considered in the last round of consultation. The Draft Charging Schedule was previously supported and it was felt the comments should stand.

Concern was raised that Draft Regulation 123 infrastructure list contained items that will no longer come under s106 agreements but it was felt that some of the items should be removed from this list. The 123 infrastructure list is a national policy and not just related to South Cambridgeshire. The items of concern were:

- (v) Strategic green infrastructure
- (vi) Village halls and community centres
- (viii) Primary healthcare

This policy does not relate to certain allocated strategic development sites including Bourn Airfield and Cambourne West where s106 agreements will still be used. Concern was raised that youth provision does not appear as an infrastructure item.

It was noted that retail development in Cambourne will attract a CIL of 15% of £125 per square metre. The advantage of CIL over s106 is that the funds can be used for any purpose not ring fenced.

It was:

**RESOLVED** that the response to the Draft Charging Schedule would be in line with the response given in the previous consultation.

It was:

**RESOLVED** the response to the Draft Regulation 123 infrastructure list requests that items (v) Strategic green infrastructure, (vi) Village Halls and community centres and (viii) Primary healthcare be removed from the list.

It was:

**RESOLVED** that it be requested that Youth Provision be included as a local infrastructure item.

**7. CONSULTATION ON TRANSPORT STRATEGY IN CAMBRIDGESHIRE**

Concern was raised that Cambridgeshire County Council's assumption that that the additional journeys created by new developments will be undertaken on public transport is flawed. The strategy indicates that the only improvements to Madingley Road will be the addition of bus lanes as Cambridge's current road infrastructure is unable to take any additional traffic. There is little benefit in the Strategy for the Cambourne to Cambridge corridor.

Any councillor wishing to comment of the strategy should forward their comments to the Parish Clerk by Tuesday 24<sup>th</sup> June 2014.

It was:

**RESOLVED** that the Chairman of Planning and Parish Clerk be delegated to draft a response to the Transport Strategy to be discussed at the Planning Committee meeting on 1<sup>st</sup> July 2014.

**8. LIFETIME HOMES**

Signed

Date 1<sup>st</sup> July 2014  
3-4

It was felt that the letter went some way to answering the questions raised regarding the additional cost of lifetime homes. More clarification is required regarding the additional footprint required.

It was:

**RESOLVED** clarification on the footprint of lifetime homes be sought from Bryn Maidman in order that it can be discussed at the meeting on 1<sup>st</sup> July 2014.

**9. DRAINAGE ISSUES**

No further updates had been received. The Parish Clerk reported that Andrew Cole has been investigating the unpleasant aromas in Eastgate near Jeavons Wood School.

It was:

**RESOLVED** that report be received.

**10. ENFORCEMENT ISSUES:**

An enforcement update had been received from South Cambs District Council on ongoing cases but no details were given until there had been a chance to investigate.

It was:

**RESOLVED** that the report be received.

**11. DECISION NOTICES**

[S/0053/12/FL](#) – Erection of wind turbine – Land at Caxton Gibbett, St Neots Road, Caxton, Cambridge CB23 3PD

For – The Abbey Group Cambridgeshire Ltd

Approved subject to conditions

[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

Approved subject to conditions

[S/0457/14/CC](#) – Erection of a primary school with associated access, sports facilities, hard and soft landscaping, car and cycle parking with other associated infrastructure – Land to the west of Cambourne

Approved subject to conditions

It was:

**RESOLVED** that the Decision Notice be received.

**12. DATE OF NEXT MEETING – 1<sup>st</sup> July 2014 7.00pm**