



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 1<sup>st</sup> July 2014

Present:

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

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

In attendance:

John Vickery – Parish Clerk  
Liz Pinchen – Deputy Parish Clerk

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

**1. APOLOGIES**

Apologies for late arrival were received from Cllr Dr S Smith.

It was:

**RESOLVED** approve the apologies for late arrival.

**2. MINUTES**

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 17th June 2014 (M202) 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.

Cllr P Gavigan declared a personal non disclosable interest in Item 5 Planning Application S/1115/14/FL as he knows the applicant and had spoken to him about the application.

**Cllr Mrs L Selway joined the meeting at this point.**

**4. CHAIRMAN'S ANNOUNCEMENTS.**

A copy of the Householder Design Guide had been brought to the meeting by Cllr S Crocker. It would be useful to obtain copies of this so they are available during Planning Committee meetings and also should be distributed

Signed

Date 22nd July 2014

electronically to Planning Committee members.

## 5. PLANNING APPLICATIONS

[S/1241/14/FL](#) – Two storey rear extension, single storey side link extension and front porch – 40 Merle Way, Lower Cambourne, Cambridge, CB23 6FE  
For – Mr & Mrs Carew

It was noted that a similar extension had recently been approved and although this was a large extension it was not disproportionate to the size of the house.

It was:

**RESOLVED** to recommend for approval.

[S/1244/14/FL](#) – Single storey rear extension – 32 Greenhaze Lane, Cambourne, Cambridge, Cambridgeshire, CB23 5BH  
For – Mr Martin Balland

Concern was raised that the extension was less than 750mm from the boundary of the property, which was against the recommendations in the Householder Design Guide. Andrew Phillips, Senior Planning Officer, South Cambs District Council was in attendance and confirmed that the Householder Design Guide was for guidance only and that under permitted development building can take place up to the boundary. Concern was raised that without a sufficient gap that maintenance would be difficult.

It was:

**RESOLVED** to recommend for approval subject to a sufficient maintenance gap being provided as detailed in the Householder Design Guide section 3.1 “leave at least a 750mm distance between the extension and the side boundary for maintenance and access”.

[S/1115/14/FL](#) – Conversion of existing garage into living accommodation and rear extension to create garden room – 24 Brookfield Way, Cambourne, Cambridgeshire, CB23 5ED

For – Mr & Mrs Page

Cllr P Gavigan did not participate in the discussion. This item was Chaired by Cllr S Crocker.

It was felt that there was a precedent for this in other similar properties and that there would be no effect on the capacity for parking,

It was:

**RESOLVED** to recommend for approval.

Cllr P Gavigan abstained from the vote.

### **For Information Only**

[S/1223/14/PH](#) – Prior notification of a proposed larger home extension - single storey rear extension – 90 Jeavons Lane, Cambourne, Cambridge, Cambridgeshire CB23 5FN

It was:  
**RESOLVED** to receive the prior notification.

**For Information Only**

[S/1135/14/DC](#) – Confirmation of condition discharge of [S/6122/01/F](#) – Caxton House, Broad Street, Cambourne, Cambridgeshire  
For - Michael Simkins LLP

Concern was raised that there was no record of the original Conditions having been discharged. It was noted that Condition 26 related to the loading and unloading of goods taking place under cover but that there was no service yard and most deliveries are taking place outside the front of the shops. It was felt that the information was incomplete and that more clarification was needed.

It was:  
**RESOLVED** to request more information and clarification on the discharge of the original conditions.

**Cllr Dr S Smith joined the meeting at this point.**

[S/1257/14/FL](#) – Retention of existing containers (retrospective) – Cambourne Church, Jeavons Lane, Cambourne, Cambridge, Cambridgeshire, CB23 6AF  
For – Rev Matthew Trick, Cambourne Church

It was noted that this item was not 'for information only' as stated on the Agenda.

The two containers concerned are used by the church youth groups and by other user groups. It was noted that in the covering letter from the Church that retention of the containers is being requested until 1<sup>st</sup> September 2019 this is not however included in the planning application form. Concern was raised that this was too long a time period. The next phase of the Church building must be designed to include sufficient storage for all the user groups.

It was:  
**RESOLVED** to recommend for approval subject to the retention period being 3 years or the completion of the Church extension whichever is sooner.

**6. CELL 3A UPPER CAMBOURNE**

Mark Chapman, Taylor Wimpey, East Anglia was in attendance for this item

Mark Chapman reported that the planning application for Cell 3A has recently been submitted. The proposal had been discussed on several previous occasions.

The proposal consists of 74 dwellings, 52 private and 22 affordable homes. A review of plot boundaries has been undertaken and some parking spaces have been relocated away from the open spaces. There are several footpath links to the adjacent open space. Changes have been made to some specific plots following previous comments:

Plot 12 – now and improved focal building

Plot 21 – parking provision is now close to the property

Signed

Date 22nd July 2014

Plot 42 - the lack of parking space has now been corrected  
The affordable homes are in clusters of less than 15. 15% of the private homes and 15% of the affordable homes are to be lifetime homes.

The following points were raised:

Q. Can we ensure that all the bathrooms will have windows?

A. This will be checked.

Q. What are the dimensions of the garages?

A. They are our standard dimensions, 3m x 6m.

Q. Can it be ensured that the bin storage areas are sufficient to take all the bins allocated to them?

A. The plans will show which properties have access to the bin storage areas and it will be checked that they are of sufficient size.

The Chairman thanked Mark Chapman for his attendance and for taking the Parish Council's previous comments into consideration.

**7. DRAINAGE ISSUES**

No further updates had been received. The Parish Clerk will re-request the run times and flow rates for the pumping stations.

It was:

**RESOLVED** that report be received.

**8. ENFORCEMENT ISSUES:**

ENF/0204/14 – 7 Crow Hill Lane – Breach of planning control, fencing – Case opened 16/6/14.

The Chairman reported that the fencing is to be returned to its original position.

It was:

**RESOLVED** that the report be received.

**9. DECISION NOTICES**

No Decision notices had been received.

**10. DATE OF NEXT MEETING – 22<sup>nd</sup> July 2014 7.00pm**