



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 5th August 2014

Present:

Cllr S Crocker (Acting Chairman)
Cllr T Hudson

Cllr J O'Dwyer
Cllr Mrs R Poulton

In attendance: John Vickery – Parish Clerk
 Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence were received from Cllr P Gavigan, Cllr S Masters, Cllr Mrs L Selway and Cllr Dr S Smith.

It was:

RESOVLED that the apologies for absence from Cllr P Gavigan, Cllr S Masters, Cllr Mrs L Selway and Cllr Dr S Smith be approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 22nd July 2014 (M204) 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 of interest or requests for dispensation.

4. CHAIRMAN'S ANNOUNCEMENTS.

The Chairman made no announcements.

6. 1318 BACK LANE

It was agreed to bring this item forward as Darren Heffer, Saunders Boston Architects and Lee Webster, Flagship Homes were in attendance for this item.

Signed

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Lee Webster reported that the Cambridge area is strategically important to Flagship Homes and that they have been working with Taylor Wimpey within Cambourne and currently have over 120 units and the number is growing.

Darren Heffer presented a proposal for 27 affordable units on the site on Back Lane, Great Cambourne adjacent to the fire station. The brief for the site has been led by Taylor Wimpey and pre application meetings have been held with South Cambs District Council.

The proposal consists of 15 flat/apartments, 12 houses of which there are 6no. 2 bed, 4no. 3 bed and 2no. 4 bed. Of the flats there are 6no. 1bed/2 person and 9no. 2 bed/3 person. There are two access points to the site. The 2 and 3 bed houses are all 2 storey and the 4 bed houses are 2 and 3 storey. The block of flats is 3 storey with communal space. All the homes have been designed in line with the code 4 for sustainable homes and include secure bicycle storage.

Concern was raised that there was no safe play area or LAP. It was reported that there is a potential to link through to the LAP at the end of Glebe Lane. Concerns were raised that this would need to be upgraded and issues with car parking in the area need to be addressed.

Concern was raised that in other areas of Cambourne affordable homes have been pepper potted within the new market home developments rather than as a cluster as this scheme would be. It was reported that when a site such as this becomes available for the development of affordable homes then it is preferable to cluster the homes.

Concern was raised that initially the site had been earmarked for a care home for the elderly and that currently there is no provision. It was reported that all the units will be built to life time home standards. The layouts of the 1 and 2 bed flats are slightly larger than that of those in extra care schemes and wheel chair turning circles are easily accommodated.

The rents will be a mix of affordable and intermediate rents, (which will be set at 80% of current market rents). Concern was raised that the intermediate rents will be unaffordable for many residents.

There are two allocated parking spaces per house and 1 per flat. Refuse storage and collection has been accommodated with the site.

The units will have traditional forms but with a contemporary feel using maintenance free materials.

The planning application is likely to be submitted in approximately 3 months and further pre application discussions can be held.

The Meeting was adjourned to allow a member of the public to speak.

The Meeting was reconvened.

The Chairman thanked Darren Heffer and Lee Webster for their attendance.

It was:

RESOLVED that the presentation be received.

5. PLANNING APPLICATIONS

Deferred from previous meeting

[S/1114/14/FL](#) – Extension to the rear elevation and conversion of existing

Signed

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garage to living accommodation – 12 Brookfield Way, Cambourne, Cambridge,
Cambridgeshire, CB23 5ED
For - Mr & Mrs Christy

It was noted that this application had already been decided and that the
Decision Notice had been received.

It was:

RESOLVED not to discuss this application further as the Decision Notice had
been received and to feedback to John Koch, Team Leader at South Cambs
District Council that no response had been received to a request for further
information that had been submitted to the case officer within the 21 day period.

[S/1543/14/FL](#) – Single storey rear /side extension – 12 Alder Drive, Cambourne,
Cambridge, Cambridgeshire, CB23 6AQ
For – Mr & Mrs Hanley

It was:

RESOLVED to recommend for approval.

[S/1516/14/RM](#) – Reserved Matters for landscaping for 131 Dwellings with
associated parking and engineering works on parcels 3B, 3C and 4C (previous
Reserved Matters Consent S/0496/14/RM) – Parcels 3B, 3C & 4C Upper
Cambourne
For – Bovis Homes Ltd

Concern was raised that a presentation had been received on the homes but
not on the landscaping and that issues that had been raised previously had not
been addressed.

It was:

RESOLVED to recommend for refusal as the LAPs and POS were not protected
from vehicles. Seats and bins should be provided in accordance with the design
guide. Child friendly areas should have spikeless hedging/shrubs

[S/1530/14/FL](#) – Construction of an orangery to the rear elevation & loft
conversion with new dormer windows to the front elevation - 12 Fenbridge,
Cambourne, Cambridge, Cambridgeshire, CB23 5AD
For – Mr & Mrs Kemp

It was:

RESOLVED to recommend for approval.

For Information Only

[S/1612/14/NM](#) – Adjustment to the location of elec-substation, Apartment block
Plots 243-246 and amendment to adjacent road alignment - Parcels 3B, 3C &
4C, Upper Cambourne
For – Bovis Homes Ltd

It was:

RESOLVED to receive the Non material amendment.

For Information Only

[S/1520/14/DC](#) – Request to discharge conditions 12,16,26,27,29,40 and 42 of planning permission S/6438/07/O for Parcels 3B, 3C & 4C – Parcels 3B, 3C & 4B, Upper Cambourne
For Bovis Homes Ltd

It was:

RESOLVED to receive the discharge of conditions and that the Parish Clerk would check to ensure that there was no landscaping element.

For information only – Letter of acceptance of amendment.

[S/1507/14/NM](#) – Non-material amendment for electrical substation (approved under planning reference: [S/2052/13/FL](#)) to be set 500mm to the west of the original approved location – Electrical Substation, Parcels 3b and 3C Upper Cambourne
For – Bovis Homes Ltd

It was:

RESOLVED to receive the Letter of Acceptance.

For information only – Letter of acceptance of amendment.

[S/1612/14/NM](#) – Adjustment to the Apartment block Plots 243-246 - Parcels 3B, 3C & 4C, Upper Cambourne
For – Bovis Homes Ltd

It was:

RESOLVED to receive the Letter of Acceptance.

7. DRAINAGE ISSUES

There were no further updates.

Cllr Hudson reported that two tankers had been at the TPS earlier in the day. The Parish Clerk reported that Vine Technical Services had requested further information on the issues at the TPS.

It was:

RESOLVED that the report be received.

8. ENFORCEMENT ISSUES:

ENF/0161/14 – 8 Vickers Way, Cambourne CB23 6EP – Removal of parking space.

Closed – Application received.

It was:

RESOLVED that the report be received.

9. DECISION NOTICES

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

For Mrs Joanne Wainwright

Approved subject to conditions

Signed

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DRAFT

PLN/M205

S/1114/14/FL – Extension to rear elevation and conversion of existing garage to living accommodation – 12 Brookfield Way, Lower Cambourne, Cambridge, CB23 5ED

For Mr & Mrs Christy

Approved subject to conditions.

It was:

RESOLVED to receive the Decision Notices.

10. DATE OF NEXT MEETING – 19th August 2014 7.00pm

Signed

Date 19th August 2014
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