



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 23rd September 2014

Present:

Cllr P Gavigan
Cllr S Crocker
Cllr T Hudson

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

In attendance:

John Vickery – Parish Clerk
Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence were received from Cllr S Masters.

It was:

RESOVLED that the apologies for absence from Cllr S Masters be approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 2nd September 2014 (M207) 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 Interests or Requests for Dispensation.

4. CHAIRMAN'S ANNOUNCEMENTS.

The Chairman made no announcements

5. PLANNING APPLICATIONS

[S/1472/14/RM](#) – Reserved matters application for the access, appearance, layout and scale of 74 dwellings and associated infrastructure – Land Parcel 3A, Upper Cambourne

For – Mr Mark Chapman, Taylor Wimpey East Anglia

Stephen Lee of Taylor Wimpey East Anglia was in attendance for this item.

Signed

Date 7th October 2014

Stephen Lee reported that this was a follow up to the presentation made to the Committee in July 2014.

Of the 74 dwellings 22 of the homes are affordable with a 50/50 split on tenure type.

In response to previously raised concerns the refuse strategy drawing detailing bin collection areas was presented. This shows that where a bin collection point serves more than one property there is adequate accommodation for the required number on bins.

Concerns raised previously regarding the lack of bathroom windows have been addressed and wherever possible windows have been added and all others have mechanical ventilation.

There have been minor tweaks to the overall scheme with some windows added for more surveillance and more architectural detailing.

The following questions were raised:

Q. There was no indication of any seats etc. in the LAP's and this has previously been requested for all LAPs. Can these be included?

A. The landscaping is not part of this application but it should be an issue to include benches and a litter bin.

Q. Do the LAPs have fencing or hedging?

A. Yes they do.

Q. What is the parking area next to the LAP?

A. This is a circulation space not a parking area.

Q. Why is it that where there is a car port over a tandem parking area the car port only covers half of each car?

A. The car port is the link between the buildings so will not cover the whole of two cars.

Q. Why are vents only stuck on with mastic?

A. That is a question for the production team and will be taken up with the office.

Q. 22 affordable homes is just under the 30% requirement, is a check being kept on the overall affordable housing numbers?

A. The planning department at South Cambs District Council are keeping a record of the affordable housing numbers within the 950 homes.

It was noted and appreciated that Taylor Wimpey have taken the Planning Committee's previous comments and concerns into consideration.

The Chairman thanked Stephen Lee for his attendance.

It was:

RESOLVED to recommend for approval subject to benches and bins being added to the LAP.

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

The landscape drawings have been amended to reflect the comments of the Planning committee.

It was:
RESOLVED to recommend for approval.

[S/2045/14/FL](#) – Replacement of mobile home for a pair of semi-detached dwelling - 6, Garstones, Cambourne, Cambridge, Cambridgeshire, CB23 5HZ
Mr Thomas Pateman

Concerns were raised that this would cause issues with access to the Trailer Park both during construction and with residents of the new homes parking. Concern was raised that there was lack of clarity in that the supporting statement states that the development should not exceed that height of the original building but it is not clear from the application if this is the case.

It was:
RESOLVED to recommend for approval subject to conditions on the height of the buildings not impacting on the existing street scene and that there be restrictions on the parking during construction and then occupation on the road or accessway so as not to restrict access to the Trailer Park.

[S/1829/14/FL](#) – Relocation of car parking space, relocate section of close boarded fence – 8, Vickers Way, Cambourne, Cambridge, Cambridgeshire, CB23 6EP

For – Mr Stuart Thurston

It was:
RESOLVED to recommend for approval.

6. UPPER CAMBOURNE SIP AND BROADWAY GREENWAY

Ben Hendry of Randall Thorp was in attendance for this item.

Vine Greenway SIP

Ben Hendry reported that The Upper Cambourne Vine Greenway SIP has been designed to complement the existing play areas within Upper Cambourne. It is not prescriptive but invites exploration. There will be wild flowers in the bunding and it was requested that every effort be made to ensure there are no thistles.

There will be silver birch trees that lead from the Vine wood, extending the theme to the end of the Greenway.

There were badger setts in the area and this theme has been carried into the play area. A local wood carver will be commissioned to make badger sculptures. Concern was raised that there is no seating shown but this comment would be taken in to account.

It was requested that the tunnel through the bund be raised or inclined to prevent the pooling of water that has been an issue at other play areas. It was also requested that grass matting be placed at the entrance and exits to the tunnel.

Although there was consultation with local schools regarding the LEAP and the LEAP extension there has been no consultation regarding the design of the SIP. It is recommended that the area is fence with a 1.4metre estate rail.

Concern was raised that there was too much open space on one side of the SIP and it was suggested that a rustic bench could be placed there. The issue of the

placement of litter and dog bins will be discussed between Taylor Wimpey and the Parish Clerk.

Broadway Greenway

This is presently a concrete track often used by cyclists to exit and enter Upper Cambourne. This is the route for the proposed bus link but no time scale for this is known yet. The proposal is to turn the route into a Greenway in the meantime. The route will still be cyclable; the concrete will be repaired at each end.

The hedge has been laid and areas will be seeded and cultivated. Concern was raised that the visibility at the exit on to the Broadway is reduced and that maintenance on the trees is required.

The proposal is at the pre application stage and an application for this will be submitted as soon as possible.

The Chairman thanked Ben Hendry for his attendance.

It was:

RESOLVED that the presentation be received and an application welcomed

7. DRAINAGE ISSUES

There were no further updates.

8. ENFORCEMENT ISSUES:

No enforcement updates had been received.

9. DECISION NOTICES

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

For - Rev Matthew Trick, Cambourne Church

Approved subject to conditions.

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

For – Mrs Julie Fretwell

Approved subject to conditions

[S/1530/14/FL](#) – Construction on 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

Approved subject to conditions

[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

Approved subject to conditions

[S/1679/14/FL](#) – Single Storey rear and side extensions – 76 New Hall Lane, Cambourne, Cambridge. CB23 6GE

For – Mr & Mrs Chet & Sarva Babla

Approved subject to conditions.

Signed

Date 7th October 2014

It was:

RESOLVED that the Decision Notices be received

10. **DATE OF NEXT MEETING** – 7th October 2014 7.00pm