



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 February 2015

Present:

Cllr S Crocker (Acting Chairman)
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

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

1. **APOLOGIES**

Apologies for absence had been received from Cllr P Gavigan

It was:

RESOLVED that the apologies for absence be approved.

2. **MINUTES**

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 3rd February 2014 (M216) 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 Dr S Smith declared a personal non disclosable interest in Item 5 Planning application S/0206/15/FL as she lives opposite the property.

4. **CHAIRMAN'S ANNOUNCEMENTS.**

A response had been received to the question raised at the previous meeting regarding Lawful Development Certificates (LDC) and why the Parish Council are not consulted. An LDC is a formalised way of getting consent for Permitted Development. If the development does not meet Permitted Development criteria the application for an LDC will be refused and a Planning Application must be submitted. With regard to the proposed development at 143 Jeavons Lane discussions are ongoing.

Signed

Date 3rd March 2015

5. PLANNING APPLICATIONS

[S/0206/15/FL](#) – Two storey side and rear extension – 191 Jeavons Lane, Cambourne, Cambridge, Cambridgeshire CB23 5FA
For – P Bermingham

It was felt that the proposed development would not have an adverse impact on neighbouring properties.

It was:

RESOLVED to recommend for approval.

[S/0082/15/FL](#) – Single storey extension to front of property – 27 Wether Road, Cambourne, Cambridge, Cambridgeshire CB23 5DT
For – Mr Donovan Stefano

Concern was raised that this would remove the open space amenity at the front of the property and would have a negative impact on the street scene.

It was:

RESOLVED to recommend for refusal as it is not in keeping with the street scene and it removes the open aspect at the front of the property.

[S/0250/15/RM](#) – Reserved matters application for the temporary access, appearance, landscaping, layout and scale of the greenway between Cells 2A and 2B, Upper Cambourne – Between Housing Cells 2A and 2B to construct a temp cycle route at Upper Cambourne, Cambridgeshire.
For – MCA Developments

It was noted that this application has been through previous pre-application discussions. The Parish Clerk reported that since receipt of this application there has been a minor amendment to the site plan.

It was:

RESOLVED to recommend for approval and that the Committee did not need to be consulted on the minor amendment.

6. GATEWAY SITE AND HIGH STREET

Duncan Mason of Newcrest Estates was in attendance for this item.

Gateway Site

Duncan Mason reported that he felt that the Councillors were familiar with the design for the pub/restaurant and that there were no issues with it.

Comments from the Planning Committee had been received regarding the materials used in the design for the hotel; in respect of the treatment of the corner facing the roundabout and the frieze.

Duncan reported that he had misunderstood the request for the use of copper in the frieze. Copper would not be an appropriate material as it would cause streaks down the white render. The same colour effect could be achieved using a more appropriate material. Duncan suggested that a grey frieze would give more continuity with the adjacent live/work units.

The design of the corner façade is a more important issue. The design must be

commercially viable and easy to maintain and manage. Several designs have been drawn up, some with different colours and breaks in the fenestration, however it was felt that these designs were not appropriate. There was still a question mark over whether or not the site is eligible for a public art contribution but Duncan feels that a white façade with a piece of public art in front of it would make a statement.

Andrew Phillips, Senior Planning Officer, SCDC confirmed that the requirement for public art would have had to have been part of the original planning application for Cambourne. It could be added as an amendment but this would need to go through the consultation process and would take considerable time. It was confirmed that a public art contribution would be sought for Sites 2 and 3 and it was suggested that this could be safeguarded for use on the Gateway site through the use of an s106 agreement. Andrew Phillips will check this with the legal department at SCDC. Future applications will have a public art element.

It was:

RESOLVED that the Committee agreed in principle to a white façade with a piece of public art subject to a suitable mechanism for the provision of the art being established.

High Street

Duncan Mason reported that the original consent for Site 2 had issues with the service road at the rear of the units as the loop road has a 7.5t weight limit; a restriction that will not be lifted by Morrisons. Traditional servicing to the front of the units is not possible on the current single carriageway. The site on the other side of the High Street is also too narrow to be able to be serviced from the rear. The High Street needs to be widened in order to make the retail units to work. The current proposal for the retail units is not viable as it stands so there is a need to create a more valuable development. There is scope to create residential units above the ground floor retail units. MCA are happy with this proposal and it is felt that the residential units will create a more vibrant centre. Duncan presented proposed designs to the Committee. There are two buildings on either side of a small square with retail units at ground floor level and residential units above. One building will house the Co-op and the other will be split into 4 smaller retail units. The design is a fairly traditional design that will fit in well with the W2 building and Sackville House. The proposed width of the road has been recommended by Jon Finney of Cambridgeshire County Council Highways Department. An application will be submitted as soon as possible.

The Chairman thanked Duncan Mason for his attendance.

It was:

RESOLVED that the report be received.

7. COMMUNITY BUILDING FOR CAMBOURNE CRESCENT

Syed Shah and Asad Rana of Cambourne Crescent were in attendance for this item.

Asad Rana reported that Cambourne Crescent are concerned that their community is expanding and that they have a need for some permanent space. Groups and functions organised by Cambourne Crescent are open to all and

there have been occasions when the space available has been insufficient. A building for Cambourne Crescent would be used for dedicated religious use at certain times but at other times it would be available for all of the community to use.

Cambourne Crescent request consideration is given to the possible use of the land adjacent to the new Hub extension and if this is not possible then the requirements for a new building are considered as part of the s106 negotiations for West Cambourne.

It was:

RESOLVED that to support the request from Cambourne Crescent and that a letter be written to the MCA and the Planning Department at South Cambs District Council.

8. DRAINAGE ISSUES

No further updates were available.

9. ENFORCEMENT ISSUES:

ENF/0021/15 – 41 Broad Street, Cambourne, Cambridge, CB23 6DH
Residential property used as office and dwelling
Case opened – 20/1/15

It was:

RESOLVED that the enforcement update be received.

10. DECISION NOTICES

[S/2422/14/FL](#) – permission for 2 large and one small container – Cambourne Church, Jeavons Lane, Cambourne, Cambridge, Cambridgeshire, CB23 6AF
For – Rev Matthew Trick, Cambourne Church
Approved subject to conditions

[S/2938/14/FL](#) – Conversion of garage to habitable accommodation – 19 Anson Road, Cambourne, Cambridge Cambridgeshire, CB23 6DJ
For Mr & Mrs Wee
Approved subject to conditions

It was:

RESOLVED that the Decision Notices be received.

11. DATE OF NEXT MEETING – 3rd March 2015 7.00pm