



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 24th March 2015

Present:

Cllr P Gavigan (Chairman)
Cllr S Crocker
Cllr T Hudson

Cllr S Masters
Cllr J O'Dwyer
Cllr Mrs R Poulton

In attendance:

John Vickery – Parish Clerk
Liz Pinchen – Deputy Parish Clerk

1 member of the Public was in attendance at the meeting.

1. APOLOGIES

Apologies for absence had been received from Cllr Mrs L Selway and Cllr Dr S Smith

It was:

RESOLVED that the apologies for absence from 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 3rd March 2015 (M218) 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 for items on the agenda.

Cllr P Gavigan declared a disclosable pecuniary interest in Item 10 Enforcement Case ENF/0087/15.

4. CHAIRMAN'S ANNOUNCEMENTS.

Concern was raised regarding the timing of the introduction of the CIL and the effect this will have on the proposal for West Cambourne. It was noted that, as a large strategic site, West Cambourne will be subject to S106 agreements

Signed

Date 7th April 2015

regardless of the introduction of CIL.

5. PLANNING APPLICATIONS

Deferred from Previous meeting – Travel Plan received.

[S/0320/15/FL](#) – The provision of new solar photovoltaic (PV) canopy system, amendments to car park layout to accommodate the system and 10 additional parking spaces. Upgrade to existing cycle storage facilities and provision of roof mounted solar photovoltaic (PV) systems to existing cycle and refuse ancillary buildings – South Cambridgeshire Hall, 6010, Cambourne Business Park, Cambourne, Cambridge, Cambridgeshire, CB23 6EA
For – Mr Michael Turner, South Cambridgeshire District Council.

The Travel Plan previously requested had been received. Concerns were raised that the Plan was relevant to South Cambs District Council as a whole and not specifically relevant to the current planning application. Concern was also raised that the targets set within the Plan were very low and easily achievable and therefore there were no real positive outcomes from the Plan. It was noted that Ed Durrant is named as Travel for Work Co-ordinator and that this could impact on his primary role if he is not afforded sufficient support.

It was:

RESOLVED to recommend for approval subject to the role of Travel for Work Co-ordinator receiving sufficient support.

Cllr P Gavigan voted against the resolution.

For information only

[S/0349/15/PH](#) – Single storey rear extension – 143 Jeavons Lane, Cambourne, Cambridge CB23 5FA
For - Mr Lee James

It was:

RESOLVED to receive the Prior Householder notification.

Amendment: New block plan showing proposed onsite parking space –

[S/2950/14/FL](#) – Proposed Single Storey Side Extension – 2 Stable Yard, Cambourne, Cambridge, Cambridgeshire, CB23 5EG
For – Mrs Gedge

Concerns has previously be raised regarded the access to the rear of the adjoining properties. It was noted that two additional parking spaces had been created by block paving the existing front garden.

It was:

RESOLVED to recommend for approval subject to the retention of a minimum of two parking spaces for the property and that the rear access path to adjoining properties is kept clear at all times during the construction.

Amendment - Side window to bedroom 1 to be fixed shut and obscure glazed – for information only

[S/0083/15/FL](#) – Two storey side extension and single storey rear extension – 12

Alder Drive, Cambourne, Cambridge, Cambridgeshire, CB23 6AQ
For – Mr T Hanley

It was:

RESOLVED to receive the amendment.

[S/0498/15/FL](#) – Rear two storey infill extension and front porch extension – 7 Playcross Close, Cambourne, Cambridge, Cambridgeshire, CB23 5AF
For – Mr William Harvey

No concerns were raised other than ensuring that the new windows match the existing windows.

It was:

RESOLVED to recommend for approval subject to the windows being a match for existing ones.

[S/0492/15/RM](#) – Reserved matters for Space for Imaginative Play (Outline Consent S/6438/07/O – Land adjacent to Vines Wood greenway & between Cells 4A & 4B, Cambourne
For – MCA Developments

Concern was raised regarding the lack of any seating suitable for adults.

It was:

RESOLVED to recommend for approval subject to the provision of at least one adult seating area that is in keeping with the design of the SIP and that there are no thorny bushes included in the planting scheme.

For information only

[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 & 2B, Construction of a Temp Cycle Route, Upper Cambourne, Cambridgeshire
For – MCA Developments

It was:

RESOLVED to receive the Reserved Matters Application

For information only

[S/2668/14/RM](#) – Reserved matters (landscaping) for 74 dwellings at Cell 3A following outline consent S/6438/07/O – Cell 3A following outline consent S/6438/07 – Cell 3A, Upper Cambourne
For - Mr D Humphries, Taylor Wimpey East Anglia

It was:

RESOLVED to receive the Reserved Matters Application

For information only

[S/0411/15/DC](#) – Discharge of conditions 11(Lifetime homes), 15 (LAP Details), 16 (Hard & soft Landscaping), 18 (Tree Protection), 19 (Tree Protection),

27(Construction of Site Waste Management Plan), 40 (Foul and Surface Water Drainage), 42 (Fire Hydrant) for S/6438/07/O – Cell 3A Upper Cambourne For – Mr D Humphries, Taylor Wimpey, East Anglia

It was:

RESOLVED to receive the Discharge of Conditions.

6. PROPOSED DEVELOPMENT AT WEST CAMBOURNE – APPLICATION REFERENCE S/2903/14/OL

It was felt that the response from South Cambs District Council had been thought through and that the Parish Council's comments had been listened to and considered. The letter from Ed Durrant was well written, in clear and understandable terms.

The following points were raised:

- A requirement from the Parish Council was that the Parish Clerk be invited to attend all meetings and have an equal standing. Concerns were raised that this had not been happening.
- It was noted that the proposed additional Secondary School is very close to existing Secondary School. It was confirmed that Comberton Education Trust has been consulted.
- An all-weather athletics track had been requested and it must be ensured that this request is noted. The provision of sports facilities needs to be more detailed and the safeguarding of children needs to be paramount in the proposals.
- The environmental health report focusses on the noise impact of the A428 but there is no mention of the impact of the construction period on the health of the children in the existing primary and secondary schools.
- In Appendix 2 there is a response from the coalition of Parish Councils objecting to the proposals. In this it is stated that Cambourne is part of the coalition. The Parish Chairman has clarified with Ed Durrant that Cambourne Parish Council is no longer part of the coalition.
- In Appendix 3 the schedule shows a number of meetings to be held between now and 17th July 2015 when the next phase of consultation will take place. A request will be made for the Parish Clerk to attend the meetings, especially those listed in Appendix 3

It was:

RESOLVED that the correspondence be received, that thanks are extended to Ed Durrant for a well written response and that it is requested that the Parish Clerk receive an invitation to attend all relevant meetings.

7. PLANNING APPLICATION - 27 WETHER ROAD – EXTENSION

The Planning Committee had recommended this application for refusal however it had been approved by SCDC and an email had been received from the Planning Officer explaining why the decision to approve had been made.

It was:

RESOLVED receive the email.

8. CAMBOURNE CHURCH

Signed

Date 7th April 2015
4-6

Rev Matthew Trick was in attendance for this item.

Rev Trick presented proposals for the extension to Cambourne Church. It is proposed to extend the Eastgate elevation in order to accommodate a growing congregation, the need for office space, project space and to expand Café 19. The original planning application for the church had provision for 4 phases but this approval has now expired so a new full application must be submitted.

A chapel has been included following requests from the community for a dedicated sacred space. The chapel has been designed as a keyhole shape and will seat up to 50 people in flexible seating arrangements.

The colours on the extension will match the existing building.

The following questions were raised:

Q. Do you have sufficient funds to build the extension?

A. Not yet. The estimated cost is approximately £500,000 before VAT. We are in the process of challenging HMRC regarding the payment of the VAT. Currently we have approximately £250,000. We are looking towards some funding from the S106 agreement for West Cambourne should the proposals go ahead and we are also employing the services of a Grant Finder to source grant funding and look at other sources of church funding.

Q. Will the car park need to be expanded?

A. No the car park was designed to be sufficient for the larger building.

Q. When will the planning application be submitted?

A. Around the end of May

Q. As a charity, why do you have to pay VAT?

A. There are complicated VAT rules concerning building works.

Q. Why is there an additional cross on the top of the chapel as well as the window being shaped like a cross?

A. The cross on the top distinguishes the building as a chapel from all aspects.

Q. Is there disabled access into the chapel?

A. Yes, there is access from both inside the building and a separate access from outside, via double automatic doors. The separate access from outside will enable the chapel to be used independently from the rest of the building, which could be especially important for funerals.

Q. Is there any storage space for buggies and prams?

A. The foyer area is a large space that will accommodate buggies. Currently parents are requested to leave buggies outside.

Q. Are the containers being retained and if so will they be painted blue to match the other parts of the building?

A. There is a large quantity of equipment stored in the containers. The extension has been designed to make maximum use of the space without losing too much to storage provision. It is possible that the containers will be painted blue in the future.

The Chairman thanked Rev Trick for his attendance.

It was:

RESOLVED that the presentation be received.

9. DRAINAGE ISSUES

No further updates were available.

Signed

Date 7th April 2015
5-6

19. ENFORCEMENT ISSUES:

ENF/0077/15 – 7 Osier Way, Cambourne, Cambridge, Cambridgeshire CB23 6GB – Loft conversion carried out without planning permission.

Case opened - 24/02/15

Case closed – 04/03/15

Permitted Development

ENF/0087/15 – 12 Brookfield Way, Cambourne, Cambridge, Cambridgeshire, CB23 5ED – Breach of Conditions – Materials

Case opened - 02/03/15

Case closed - 05/03/15

Not expedient to enforce

The Chairman reported that building work had been taking place on a Bovis site on a Sunday. This will be raised with enforcement at SCDC.

It was:

RESOLVED that the enforcement update be received.

11. DECISION NOTICES

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

Permission refused due to failing to provide an adequate level of residential amenity for future occupants by reason of the undersized rear gardens, compounded by a car dominated frontage and lack of meaningful landscaping.

[S/0083/15/FL](#) – Two storey side extension and single storey rear extension – 12 Alder Drive, Cambourne, Cambridge, Cambridgeshire, CB23 6AQ

For – Mr T Hanley

Permission granted subject to conditions

It was:

RESOLVED that the Decision Notices be received.

12. DATE OF NEXT MEETING – 7th April 2015 7.00pm