



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 April 2016

Present:

Cllr S Crocker (Acting Chairman)

Cllr Mrs R Poulton

Cllr T Hudson

Cllr Dr S Smith

Cllr J O'Dwyer

In attendance:

John Vickery – Parish Clerk

Liz Pinchen – Deputy Parish Clerk

1 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 from Cllr P Gavigan be received and approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 22nd March 2016 (M241) 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 S Crocker declared a personal non-disclosable interest in items on the agenda as a District Councillor.

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements.

5. PLANNING APPLICATIONS

[S/0631/16FL](#) – Two pitched roof dormer loft conversion – 8 Reans Meadow, Cambourne, Cambridge, Cambridgeshire, CB23 5AB

For - Mrs Hutson

Concern was raised regarding the potential for overlooking and the proximity to the children's play area. It was felt that the use of opaque windows would

Signed

Date 19th April 2016

overcome this.

It was:

RESOLVED to recommend for approval subject to the use of opaque windows.

[S/1631/15/FL](#) – Erection of 27 dwellings (15 flats + 12 houses) – all affordable tenure. Associated car parking and cycle parking and private and shared amenity space. – Site adjacent to 12 Back Lane, Cambourne.

For – Mr Lee Webster

Mr Lee Webster of Flagship Housing was in attendance for this item.

Mr Webster reported that the original scheme was to have been 100% affordable homes as the land had been offered free by Taylor Wimpey. Following the withdrawal of the offer of free land and of funding by South Cambs District Council the scheme has been redesigned in order to make it viable whilst still meeting a housing need.

The changes are to do with the tenure of the properties rather than alterations to layout of the site. There have been minor alterations to some of the properties that will now be offered for sale and the addition of some garages.

The scheme now comprises 56% affordable homes and the remainder as market homes. 2no. four bedroom, 6no. three bedroom and 4no. two bedroom houses will be offered for sale at market rates. 9no. one bedroom flats and 6no. two bedroom flats will be offered at an intermediate rent.

The following points were raised:

- The LAP has not been changed and is linked to an existing LAP on an adjacent land parcel. The majority of the land belongs to Circle Anglia so Flagship is unable to agree to the placement of any equipment.
- Concerns were raised regarding parking on Back Lane. A covenant will be put, as previously requested, in the tenancy agreements for the rental properties. It was requested that this also be put in the deed of the properties.
- All the houses have the footprint for a lifetime home, and this includes the parking provision.
- The parking provision for the flats is in line with current policy.
- A strategy for surface water drainage needs to be in place prior to commencement of any construction.
- Any s106 contribution will be higher than previously agreed due to the provision of market homes for sale.

The Chairman thanked Mr Lee Webster for his attendance.

It was:

RESOLVED to recommend for approval subject to covenants being in place in both the tenancy agreements and the deeds of the market properties regarding parking. Appropriate s106 agreements should be provided for community & off site play as originally agreed at the same or higher level.

Cllr Mrs R Poulton voted against the resolution due to the lack of provision for children's safe play provision.

Signed

Date 19th April 2016
2-3

For information only

[S/0693/16/PA](#) – White upvc and glass gable fronted conservatory – 24 Woodpecker Way, Cambourne, Cambridge, CB23 6GZ.
For – Mr Julien Brouchier

It was:

RESOLVED to receive the Prior Notification.

6. DRAINAGE ISSUES

There were no new reported problems.

7. ENFORCEMENT ISSUES

There were no new enforcement cases or updates.

8. DECISION NOTICES

[S/2880/15/FL](#) – single three storey rear extension, and fenestration alterations – 16 Granary Way, Cambourne, Cambridge, CB23 5BQ

For – Mr & Mrs Richard & Helen Marjanovic

Approved subject to conditions.

Cambourne Parish Planning Committee recommended for refusal due to the overbearing size and potential for overlooking of neighbouring properties resulting in loss of privacy.

It was noted that the use of opaque windows was a condition of consent.

[S/2581/15/FL](#) - Phased extensions of existing church including: Phase II: a single storey annex, adding a chapel, small hall and office spaces to the south of the existing building and associated landscaping. Phase III: a single storey extension, adding two bays to the nave of the church, a large hall to the south of the existing building, and store rooms to the north, extension of the car park and associated landscaping - Cambourne Church, Jeavons Lane, Cambourne, Cambridge, Cambridgeshire CB23 6AF

For – John Chaplin, Shared Churches (Ely) Limited.

Approved subject to conditions.

Cambourne Parish Planning Committee recommended for approval subject to the parking provision going forward as shown on Plan 730106 P2 and Plan 730107 P2.

It was:

RESOLVED that the Decision Notices be received.

9. TO CONFIRM DATE OF NEXT MEETING – 19th April 2016 7.00pm