



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 19th April 2016

Present:

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

Cllr J O'Dwyer
Cllr Mrs R Poulton

In attendance:

John Vickery – Parish Clerk
Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence had been received from Cllr Dr S Smith

It was:

RESOLVED that the apologies for absence from Cllr Dr S Smith be received and approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 5th April 2016 (M242) 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 Appeal Decision for 37 Bisley Crescent has been received and the appeal has been turned down. South Cambs District Council will now using some wording used in the appeal decision in future planning conditions on new consents in Cambourne and new homes in the 950.

5. PLANNING APPLICATIONS

For Information Only

[S/0836/16/PA](#) – Single storey rear extension – 4 Reans Meadow, Cambourne, Cambridge CB23 5AB

Signed

Date 3rd May 2016
1-3

For – Robertson

It was noted that the extension at the rear extends past the full width of the house and garage and that the extension should be subservient to the original building.

It was:

RESOLVED to receive the Prior Notification.

For Information Only

[S/0835/16/PA](#) – Single storey rear extension – 3 Reans Meadow, Cambourne, Cambridge, CB23 5AB

For – Haque

It was noted that the extension at the rear extends past the full width of the house and garage and that the extension should be subservient to the original building.

It was:

RESOLVED to receive the Prior Notification.

PRE –APPLICATION PRESENTATION ON THE PROPOSED NEW STORE AT THE CORNER OF BRACE DEIN AND MOSQUITO WAY.

Mike Van Den Berg, NewCrest Estates was in attendance for this item.

The proposed application is for a convenience store with flats above at the corner of Mosquito Road and Brace Dein. Discussions have already been held with South Cambs District Council and Cambridgeshire County Council Highways department.

The design of the building had been hampered by the configuration and the size of the site. The unit has a limited footprint of 3,000 square feet. The design incorporates four 2 bedroom flats on the first floor which are needed to make the project viable. The building has been located to the far south of the site to take it as far away from properties in Mosquito Road as possible and to maximise parking as far as is reasonably possible. A loading bay layby has been incorporated on Mosquito Road to reduce the need for lorries to reverse into the site.

The elevations of the building have been designed to be in keeping with nearby properties. No windows have been incorporated in the eastern elevation to prevent overlooking of adjacent properties.

The scheme is viable and had highways approval. It is anticipated that the application will be submitted in two to three weeks time.

The following questions were raised by councillors:

Q. How much cycle parking provision is there?

A. There are two cycle parking areas, one near the entrance to the residential units and one near the shop entrance.

Q. Is that within in the specified requirements?

A. We believe so but this will be checked.

Q. How does the footprint compare to the Lower Cambourne Co-op?

A. The footprint is smaller as the site is smaller and a different shape.

Signed

Date 3rd May 2016
2-3

Q. Will it dwarf the surrounding buildings?

A. No, the building is the same two storey height as the neighbouring buildings and the occupier of the immediate adjacent building has been spoken to and is fully aware of the proposals.

Q. Will deliveries be scheduled outside of the school run times?

A. Yes this will be a condition.

Q. Will the footpath access to the residential units be gated?

A. This could be done.

Q. Does the colour palette fit in with the local area?

A. Yes, the colour palette has been requested by South Cambs District Council.

Q. How do you stop people parking in the layby?

A. The use of relevant road marking and hatching should help prevent this. It works well outside The Hub.

Q. Will all deliveries be taken in through the shop entrance?

A. Yes, but are likely to be taken into the compound first.

The Chairman thanked Mike Van Den Berg for his attendance.

It was:

RESOLVED that the report be received.

7. DRAINAGE ISSUES

There were no new reported problems.

8. ENFORCEMENT ISSUES

There were no new enforcement cases or updates apart from the Bisley Crescent decision reported in Chairman's Announcements

9. DECISION NOTICES

S/0163/16/FL – Conservatory to the side of the property - 32 Bullrush Lane, Cambourne, Cambridge, Cambridgeshire, CB23 6BG

For Tamara Sokolik

Approved subject to conditions.

Cambourne Parish Planning Committee recommended for approval.

It was:

RESOLVED that the Decision Notice be received.

10. TO CONFIRM DATE OF NEXT MEETING – 3rd May 2016 7.00pm