



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 7<sup>th</sup> June 2016

Present:

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

Cllr Mrs R Poulton  
Cllr G Thompson

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 J O'Dwyer

It was:

**RESOLVED** that the apologies for absence from Cllr J O'Dwyer be received and approved.

#### **2. MINUTES**

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 17<sup>th</sup> May 2016 (M245) 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 and a disclosable pecuniary interest in planning application S/1020/16/FL as he is a friend and neighbour of the applicant.

Cllr Mrs R Poulton declared a personal non disclosable interest in planning application S/0716/16/FL as she knows the applicant.

#### **4. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

#### **5. LAND PARCELS 5a (s) , 5B (s) & 5C**

Jordan Last, Planning Co-ordinator, Taylor Wimpey East Anglia was in attendance for this item.

This is the last land parcel for Taylor Wimpey. The parcel comprises 99

Signed

Date 21<sup>st</sup> June 2016

dwellings, 24 of which are affordable (this includes a 6 unit reduction on the 30%), of the 24 homes 13 are intermediate tenure and 11 are rented tenure. 15 of the 99 homes will be built to Lifetime Home standard, of the 15, 4 will be affordable and 11 private.

The design has been constrained by various factors: a central existing hedgerow which forms part of an eco-corridor, a dead end on an adjacent land parcel which necessitated the provision of a turning head and a water course. The parcel has been designed in accordance with the design guide and key views have been retained. Parcel 5C has been designed to give an exclusive feel.

The design has been through a pre-application process and issues raised by the Design Enabling Panel have been addressed with the removal of a large parking courtyard, the LAP having been moved closer to the affordable housing and dwellings fronting rather than backing on to the hedgerow. Low level boundary treatment will be used to preserve the views in and out of the site. There are sufficient south and west facing properties to enable PV panels.

Councillors raised the following questions:

Q: You mentioned Management Companies; the Parish Council do not want any Management Companies to be involved. The Parish Council have been able to take over the maintenance of the open areas much more quickly than had happened in the past.

A: All properties have designated parking and there are no parking courts. It is intended that all roads are of an adoptable standard and that private driveways will be conveyed to the properties.

Q: Will children going to Cambourne Village College be able to cycle safely?

A: The site is well connected to pedestrian and cycle routes and there are greenway links across the Country Park.

Q: 24 affordable homes is lower than the 30% requirement, why is this?

A: There was a 6 unit credit from the UC11 extra affordable housing. It will be demonstrated that the total allocation for the 950 is 30%.

Q: When will the planning application be submitted?

A: It is due to be submitted on Friday 17<sup>th</sup> June 2016; it won't be very different to what you have seen tonight.

Q: Can you give us assurance that Management Companies won't be used and also provide details on street furniture, bins and benches on the LAPs and bin collection points?

A: Your comments regarding Management Companies will be fed back and the details requested will be provided. Bin collection points have been designed to be a small area within the front gardens which should reduce the bins being left on the highway.

Q: Is the parking provision in line with emerging Local Plan?

A: Yes it is.

The Chairman thanked Jordan Last for his attendance.

It was:

**RESOLVED** that the pre-application presentation be received.

## 6. PLANNING APPLICATIONS

Signed

Date 21<sup>st</sup> June 2016  
2-4

[S/1318/16/FL](#) – Single Storey Rear Extension – 3 Reans Meadow. Cambourne, Cambridge CB23 5AB  
For – Mr Tariq Hague

Concern was raised that a soakaway had been shown but that soakaways do not work well in Cambourne and that the drainage should be connected to the existing SUDS system instead.

It was:

**RESOLVED** to support to the application subject to the drainage being connected to the existing SUDS system.

[S/0317/16/FL](#) – Construction of extension at first floor level to side, supported on brick columns. Works are being carried out for disabled facilities grant. – 12 Handley Drive, Cambourne, Cambridge, Cambridgeshire, CB23 6EN  
For – Grossett

Concern was raised that the height of the extension was out of kilter with the rest of the dwelling, that it should have a pitched roof not a flat roof and that the windows should match the existing windows.

It was:

**RESOLVED** to object to the application due to the height of the extension being incongruent with the existing building, the extension should have a pitched roof not a flat roof and the windows should match the windows on the existing dwelling. The principle of the extension was acceptable; it was the poor design that was the concern as it would have a detrimental effect on the street scene.

[S/1020/16/FL](#) – Single Storey rear extension – 1 Foxhollow, Cambourne, Cambridge, CB23 5HT

For – Mr & Mrs Jeanette & Marco Ariano

**Cllr S Crocker took no part in the discussion or vote for this item.**

It was felt there was no planning reason for objection to the application.

It was:

**RESOLVED** to support to the application.

[S/0716/16/FL](#) – First Floor extension of existing garage and internal alterations – 4 Goldcrest Court, Cambourne, Cambridge, Cambridgeshire, CB23 6BB

For – Mr & Mrs Moss

**Cllr Mrs R Poulton took no part in the discussion or vote for this item.**

Concern was raised that the conversion of half the garage would result in net loss of parking. Concern was also raised that part of the building was already being used as a therapy business, exacerbating the parking issues. The proposal will cause additional on street parking that will have an adverse effect on ease of movement and lead to the creation of an unsightly street environment contrary to SCDC Policy DP/2.

It was:

**RESOLVED** to object to the application on the grounds of net loss of parking. This under provision falls below the indicative car parking provision for dwellings identified in Policy TI/3 of the submission South Cambridgeshire Local Plan 2013. The creation of an unsightly street environment would be contrary Policy DP/2 of the LDF.

#### **Amendment**

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

#### **Amended plans to include garages to proposed dwellings on Back Lane frontage and changes to Glebe Lane parking and Local Area of Play.**

It was noted that the main change to the application was in relation to Glebe Lane parking and LAP provision. The LAP has been enlarged by the removal of the parking from it to make it into a usable space.

Concern was raised that the wording of the planning application no longer reflects the previous amendments to the application in that the scheme is no longer 100% affordable.

It was:

**RESOLVED** that the amendment be received and that comment would be forwarded to the Planning Officer regarding the original wording of the application is misleading due to the change of tenure previously discussed.

#### **7. DRAINAGE ISSUES**

There were no new reported problems.

#### **8. ENFORCEMENT ISSUES**

No updates had been received.

District Cllr D O'Brien will be requested to forward the SCDC enforcement updates affecting Cambourne to the Parish Clerk.

#### **9. DECISION NOTICES**

No Decision Notices had been received.

#### **10. TO CONFIRM DATE OF NEXT MEETING – 21<sup>st</sup> June 2016 7.00pm**