



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 2nd August 2016

Present:

Cllr S Crocker (Acting Chairman)

Cllr K McIntyre

Cllr P Hedges

Cllr G Thompson

Cllr T Hudson

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 P Gavigan, Cllr J O'Dwyer and Cllr Mrs R Poulton.

It was:

RESOLVED that the apologies for absence from Cllr P Gavigan, Cllr J O'Dwyer and Cllr Mrs R Poulton be received and approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 5th July 2016 (M248) 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.

Cllr P Hedges declared a disclosable pecuniary interest in Item 5 Planning Application S/1639/16/FL as his property is adjacent to the site.

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements.

5. PLANNING APPLICATIONS

[S/1639/16/FL](#)– Convenience Store (Use Class A1) and Four Two Bedroom Apartments with Associated Compound, Car Parking, Landscaping and Other

Signed

Date 23rd August 2016

Works – Land east of Brace Dein/Mosquito Road, Upper Cambourne
For – Mr M Van De Berg, Newcrest Estates Ltd

Cllr P Hedges left the Meeting.

It was noted that a pre-application presentation had been received at the Planning Committee held on 19th April 2016. During this presentation the requirement for residential units above the store in order to make the scheme viable had been explained. It was also noted that representations opposing the application had been received from a member of the public.

Concern was raised that there did not appear to have been any public consultation but it was noted that the pre-application presentation had been at a Planning Committee meeting to which members of the public were invited to attend.

Concern was raised that it was a much larger structure than the Co-op in Lower Cambourne. This was due to the fact the footprint of the site in Upper Cambourne was significantly smaller and therefore would be less viable without the residential units.

The development of the site is driven by market forces and the Parish Council has no influence over the type of business.

It was noted that the height of the building was 11m. The average height of a two storey domestic property is approximately 10m and there are also some nearby 3 storey properties that would be taller than the proposed building.

Concern was raised regarding the number and timing of deliveries. Specific information is not known as this will depend on the use of the facility. It was noted that there was no Traffic Impact Survey. It was also noted that there was no Environmental Impact Survey to address the implications of noise and odours.

It was felt that more detailed information was required in order to make an informed decision.

It was:

RESOLVED to request an extension of time and defer the application to the full Council meeting on 6th September 2016; a representative of the developers will be invited to attend and further information including a Traffic Impact Assessment and Environmental Impact Assessment be requested.

Cllr P Hedges re-joined the meeting

[S/1833/16/FL](#) – Orangery to the rear of the property – 2 York Drive, Cambourne, CB23 6JF

For – Mr Silva & Porter

It was:

RESOLVED to support the application.

For Information Only

[S/1753/16/LD](#) – Certificate of Lawful Development for proposed single storey rear extension – 27 Osier Way, Cambourne, Cambridge, Cambridgeshire, CB23 6GB

For – Mr & Mrs Turner-Neal

Signed

Date 23rd August 2016

It was:

RESOLVED to receive the application for a Lawful Development Certificate.

For Information Only

[S/1712/16/LD](#) – Lawful development certificate for proposed rear dormer and rooflights – 8 Alder Drive, Cambourne CB23 6AQ
For – Mr & Mrs Mistry

It was:

RESOLVED to receive the application for a Lawful Development Certificate.

For Information Only

[S/1567/16/DC](#) – Discharge of Conditions: 1 – 8 pf planning application:
[S/2352/15/RM](#) – Land Parcels 4B, 5A(N) & 5B(N) Upper Cambourne.
For – Mrs Donna Hassler, Taylor Wimpey East Anglia

It was:

RESOLVED to receive the Discharge of Conditions.

For Information Only

[S/1569/16/DC](#) – Discharge of Conditions 10 (Affordable Dwellings), 11 (Lifetime Homes), 12 (Code for sustainable homes), 15 (LAP details), 16 (Landscaping) 17 (Landscaping Plan), 23 (Bird Boxes), 27 (Site Waste Management Plan), 38 (Cycle Parking), 40 (Drainage) and 42 (Fire Hydrants) of planning application
[S/6438/07/O](#) – Land Parcels 4B, 5A(N) & 5B(N), Upper Cambourne
For – Mrs Donna Hassler, Taylor Wimpey East Anglia

It was:

RESOLVED to receive the Discharge of Conditions.

6. A428 BLACK CAT TO CAXTON GIBBET COMMUNITY FORUM

The Parish Clerk reported that he had recently attended the first A428 Black Cat to Caxton Gibbet Community Forum. The forums are being held in Bedford, St Neots and Cambourne.

There will be much more consultation which will eventually lead to the presentation of options for the upgrading of the A428 between the Black Cat roundabout and the Caxton Gibbet roundabout. Part of the purpose of the Forums is to look at suggested routes; all of the routes suggested at the first Forum were clear of the existing A428 with the suggestion that the existing A428 be designated as a local traffic and bus route.

The upgrade is scheduled to start in 2020 following the completion of the A14 upgrade.

A full report will be made to the September Full Council.

It was:

RESOLVED to receive the report.

7. DRAINAGE ISSUES

No drainage issues were raised.

8. ENFORCEMENT ISSUES

Signed

Date 23rd August 2016
3-4

No updates had been received.

9. DECISION NOTICES

[S/0317/16/FL](#) – 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, CB23 6EN

For – Grossett

Approved subject to conditions

Cambourne Parish Planning Committee objected 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/1631/15/FL](#) – Erection of 27 dwellings (15 Flats + 12 houses) associated car parking and cycle parking and private and shared amenity space – site adjacent to 12 Back Lane Cambourne

For – Mr Lee Webster, Flagship

Approved subject to conditions.

Cambourne Parish Planning Committee recommended 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.

[S/0781/16/FL](#) – Two Storey front extension – 19 Crow Hill Lane, Cambourne, Cambridge, Cambridgeshire, CB23 5AP

For – Mr & Mrs Jon Whitbread

Approved subject to conditions.

Cambourne Parish Planning Committee recommended for approval.

[S/1424/16/LD](#) – proposed replacement garden room extension – 39 Monkfield Lane, Cambourne, CB23 6AH

Certificate of Lawful Proposed Use or Development

It was:

RESOLVED that the Decision Notices and Lawful Development Certificate be received.

10. TO CONFIRM DATE OF NEXT MEETING – 23rd August 2016 7.00pm