



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 6th September 2016

Present:

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

Cllr J O'Dwyer
Cllr K McIntyre
Cllr G Thompson

In attendance:

John Vickery – Parish Clerk
Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence had been received from Cllr Mrs R Poulton.

It was:

RESOLVED that the apologies for absence from Cllr Mrs R Poulton be received and approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 2nd August 2016 (M249) 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 K McIntyre declared a personal non-disclosable interest in Item 9 due to a personal link to the Secondary School.

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements.

5. PLANNING APPLICATIONS

[S/2068/16/AD](#) – Advertising Consent – Supermarket, Broad Street, Cambourne, Cambridge CB23 6EY

For – Morrisons Supermarkets PLC

Signed

Date 20th September 2016

It was noted that the Planning Statement is missing from the South Cambs District Council Website. Concern was raised regarding signage on the walling and whether or not this was temporary. This will be raised with South Cambs.

It was:

RESOLVED to support the application.

[S/1867/16/FL](#) – 2 Storey side and rear extensions, plus new porch to front elevation – 16, Mayfield Way, Cambourne, Cambridge, Cambridgeshire CB23 5JJ

For – Mr & Mrs Dilks

Concern was raised regarding the gap between the corner of the proposed extension and the property boundary, stated on the drawings as 860mm. The SCDC Householder Design Guide states a minimum gap of 900mm but this is for guidance only.

Concern was raised that the design shows a flat roof with an access door but no indication of any balustrading around the perimeter or the roof lights. If the flat roof is intended to be used as a balcony there will be issues of overlooking of nearby properties

A new garage is indicated on the plans, which is sited directly opposite the entrance to Springfield Close but with no vehicle access indicated. There is currently no dropped kerb and the planning application states there are no plans for one. The space in front of the garage is insufficient to take a parked vehicle.

It was:

RESOLVED to object to the application on the grounds of incompatible and unacceptable uses and highway issues.

[S/2198/16/FL](#) – Single Storey rear extension – 63 Anson Road, Cambourne, Cambridge, Cambridgeshire, CB23 6DJ

For – Mr & Mrs Ian Nicholas

It was:

RESOLVED to support the application.

For Information Only

[S/1572/16/DC](#) – Discharge of Conditions 6 (details of artificial grass pitch), 9 (traffic management plan) and 14 (lighting) of Planning Application

[S/1155/14/FL](#) – Back Lane, Cambourne, Cambridge, CB23 6FY

For – Mr John Vickery, Cambourne Parish Clerk

It was:

RESOLVED to receive the Discharge of Conditions.

For Information Only

[S/1974/16/LD](#) – Lawful Development Certificate for Proposed Use or Development – 83 Spitfire Road, Cambourne, Cambridge, Cambridgeshire CB23 6FL

For – Durrani

Concerns were raised that property in Spitfire Road had covenants restricting conversion of garages due to planning conditions imposed.

It was:

RESOLVED to receive the application for a Lawful Development Certificate. .

6. BROAD STREET JUNCTION WORKS

Mark Chapman, Martyn Rodzian & Jordan Last – Taylor Wimpey East Anglia will be in attendance for this item

Taylor Wimpey reported that all the agreements had been signed back in July at which point Cambridgeshire County Council's solicitors requested an additional supplementary bond to be signed by Taylor Wimpey, MCA and NHBC. This supplementary bond has been signed by Taylor Wimpey and MCA and it has been confirmed today that the bond has been signed by NHBC and will be back with Cambridgeshire County Council before the end of the week. The County Council need to book in road space to allow that works to be completed. This normally takes 12 weeks, however Jon Finney may be able to push it through in 4 weeks. Taylor Wimpey are ready to start the works as soon as the go ahead is given. Taylor Wimpey are very conscious of the fact that there is an embargo period over the winter on all highways works so are pushing for a start date as soon as possible.

The following questions and comments were raised:

Q. This process has taken far too long and a series of accidents have occurred in that time; it is unacceptable.

A. Unfortunately the delays have been down to third parties and out of Taylor Wimpey's control.

Q. Who are these third parties that are responsible?

A. We agree that the work should have been carried out prior to any occupation of the 950 homes however once pushed on the matter we have been dependant on Cambridgeshire County Council to approve the works. Jon Finney, our principal contact at CCC has been very helpful but he can't force it through.

Q. What is the name of the person responsible for booking the road space?

A. We don't have that information at present but will find out and report tomorrow.

Q. The Parish Council will put pressure on whoever is responsible for booking the road space and also on the legal team to process the bond expediently. Aside from this is there anything else the Parish can do?

A. Not really, Taylor Wimpey have also done everything they can to get the bond signed off and it is now down to the County Council.

Q. Can you confirm when the bond is received by the County Council?

A. Yes, we will do.

The Chairman thanked Mark Chapman, Martyn Rodzian and Jordan Last for their attendance.

It was:

RESOLVED to receive the report.

7. DRAINAGE ISSUES

No drainage issues were raised.

8. ENFORCEMENT ISSUES

The Parish Clerk reported that an enforcement notice had been issued to Taylor Wimpey for out of hours working on Duchess Park.

It was:

RESOLVED to receive the report.

9. DECISION NOTICES

[S/0129/16/CC](#) – Erection of extension to Village College from 5 Form Entry (750 pupils) to a 7 Form Entry (1050 pupils), provision of new performance hall, new music block, construction of new artificial surface pitch, with lighting columns, associated landscaping, car and cycle parking, engineering works, and infrastructure – Cambourne Village College, Sheepfold Lane, Cambourne, Cambridgeshire, CB23 6FR

Approved subject to conditions.

Cambourne Parish Council Planning Committee recommended for approval subject to various concerns being addressed.

[S/1592/16/FL](#) – Convert the use of an existing annexe to short term holiday let – 5 Fenbridge, Cambourne, Cambridge, Cambridgeshire, CB23 5AD

For Mr & Mrs Cox

Approved subject to conditions

Cambourne Parish Planning Committee supported the application.

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

For Mr Julien Brouchier

Prior approval not required.

[S/1271/16/LD](#) – Single Storey side extension to detached house – 6 Monk Drive, Cambourne, Cambridge, Cambridgeshire, CB23 6GN

Certificate of Lawful Development.

It was:

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

10. TO CONFIRM DATE OF NEXT MEETING – 20th September 2016 7.00pm