



## CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 20<sup>th</sup> September 2016

Present:

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

Cllr T Hudson  
Cllr Mrs R Poulton  
Cllr G Thompson

In attendance:

John Vickery – Parish Clerk  
Liz Pinchen – Deputy Parish Clerk

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

#### 1. **APOLOGIES**

Apologies for absence had been received from Cllr J O'Dwyer and Cllr K McIntyre. Both had given acceptable reasons for absence.

It was:

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

#### 2. **MINUTES**

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 6<sup>th</sup> September 2016 (M250) 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 South Cambs District Councillor.

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

A Survey Monkey survey has been set up by Comberton Academy Trust regarding the provision of primary and secondary schools in Cambourne West.  
<https://www.surveymonkey.co.uk/r/cambournewest>

#### 5. **BROAD STREET JUNCTION WORKS**

**Jordan Last – Taylor Wimpey East Anglia was in attendance for this item**

Jordan Last reported that all of the drawing packages and the bonds have been

Signed

Date 4<sup>th</sup> October 2016

signed off by the County Council and a works licence application was submitted to Highways on Monday 19<sup>th</sup> September 2016 and confirmation of a start date is awaited. The best case scenario would be 5 weeks from the date of the application and the worst case scenario would be 12 weeks. The works are likely to overlap with the embargo period which restricts works to the highway over the winter period; however the County Council have confirmed that they would be happy for the works to continue as long as the tarmac is laid in suitable weather conditions. The total construction time is 12 weeks. A traffic management plan for the duration of the works was requested by the Parish Council due to events to be held in the area and Christmas shopping which may conflict.

The Chairman thanked Jordan Last for the update.

It was:

**RESOLVED** that the report be received.

**5. PLANNING APPLICATIONS**

[S/2254/16/FL](#) – Garage Conversion – 11 Dovecote Avenue, Cambourne, Cambridgeshire, CB236FX  
For Mr & Mrs Crabb

Concern was raised that there was a net loss parking and that parking in the area was already difficult. It was noted that the plans did not show clearly how many parking spaces there were to start with or how many how many there would be after the works were completed.

It was:

**RESOLVED** to object to the application on the grounds of net loss of parking.

[S/2292/16/RM](#) – Erection of 99 dwellings and associated development – Parcels 5A (s), 5B (s) & 5C, Upper Cambourne  
For – Jordan Last, Taylor Wimpey

**Jordan Last – Taylor Wimpey East Anglia was in attendance for this item**

Jordan Last presented the application to the Committee.

This is the last parcel of housing in Upper Cambourne. It comprises 99 dwellings including 15 homes built to Lifetime Home standard. The design of the parcel and the dwellings is based around the wider Design Guide for Cambourne. The parcel is split in to two character areas; meadows and woodland. The design has been based around the existing constraints and opportunities of the site, making use of natural features.

The road past the Vine School will be fully open to traffic. There will be no parking courts within the development and no involvement from management companies; there is one element that is not up to adoptable standard but this will become the responsibility of the residents. The areas allocated for LAPs exceeds the required space; none of the LAPs will be equipped.

The number of affordable homes is 6 less than the requirement but this is due to the credit received from the excess of affordable homes on UC11.

The materials and palette used are in keeping with the relevant character areas. The refuse strategy has ensured that most bin areas are within the designated walking distance from an adoptable road with some provision for bin collection

points where necessary. Parking provision is in accordance with the South Cambs standards for parking. There are no three storey dwellings; the highest buildings are two and a half storey. All the dwellings adhere to the policy on renewable energy requirements.

The Parish Chairman expressed that he felt encouraged to see that the comments of the Planning Committee, in particular in respect of management companies, having been taken on board. However, at the full Council meeting held on 7<sup>th</sup> June 2016 the Council had resolved that the Parish Council could not consider favourably Taylor Wimpey's planning application for Cells 5A (s), 5B (s) and 5C until such time as the start date for the Broad junction works is confirmed.

It was:

**RESOLVED** to object to the application as the pre-occupation conditions 34 and 35 of the outline consent for the 950 additional dwellings for the Broad street junction works to be carried out has not been met.

#### **For Information Only**

[S/2361/16/DC](#) – Details of Reserved Matters for the 131 dwellings with associated parking and engineering works on Parcels 3B, 3C and 4C (outline permission [S/6438/07/O](#))

Parcels 3B, 3C and 4C, Upper Cambourne, Cambridgeshire  
For – Mr John Dale, Bovis Homes Ltd

It was:

**RESOLVED** to receive the details of the reserved matters.

#### **For Information Only**

[S/2204/16/LD](#) – The proposed extensions fall within the limits of permitted development rights – 15 Blenheim Close, Cambourne, Cambridgeshire, CB23 6AP

For – Wingfield

It was noted that it is unclear whether or not permitted development rights have been removed and whether or not this is being checked by South Cambs District Council.

It was:

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

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

The Parish Clerk reported that an overflowing gully on the Morrisons roundabout has been reported and is being investigated.

It was:

**RESOLVED** to receive the report.

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

There were no enforcement updates.

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

Signed

Date 4<sup>th</sup> October 2016

[S/0534/12/VC](#) – Variation of Condition 1 of [S/6133/01/RM](#) (food store, settlement centre and settlement centre car park) to increase the limit of maximum net sales area within the food store from 2,800m<sup>2</sup> to 3,200m<sup>2</sup> - Wm Morrison Supermarkets Plc, Broad Street, Cambourne  
For Wm Morrison Supermarkets Plc  
Permission refused  
Cambourne Parish Council Planning Committee recommended for refusal.

It was noted that this relates to the alterations carried out to the store in 2012 and that an appeal has been lodged.

It was:

**RESOLVED** that the Decision Notice be received.

10. **TO CONFIRM DATE OF NEXT MEETING** – 4<sup>th</sup> October 2016 7.00pm