



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 15th November 2016

Present:

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

Cllr J O'Dwyer
Cllr Mrs R Poulton
Cllr G Thompson

In attendance: John Vickery – Parish Clerk
 Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence had been received from Cllr S Crocker and Cllr K McIntyre. Acceptable reasons for absence had been given by both.

It was:

RESOLVED that the apologies for absence from Cllr S Crocker and Cllr K McIntyre be received and approved.

2. MINUTES

It was:

RESOLVED that the Minutes of the meeting held on Tuesday 1st November 2016 (M254) 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.

There were no declarations of interest or requests for dispensation

4. CHAIRMAN'S ANNOUNCEMENTS

A Freedom of Information request (made as a member of the public) has been submitted to South Cambs District Council requesting a list of all properties within Cambourne that have had permitted development rights removed.

Cllr P Hedges joined the meeting at this point.

5. PLANNING APPLICATIONS

For information only

[S/2849/16/PO](#) – Amendment to Section 106 attached to [S/6133/01/RM](#) to

Signed

Date 6th December 2016

increase the net sales of comparison goods – Morrisons, Broad Street, Cambourne, Cambridge, Cambridgeshire CB23 6EY
For – Wm Morrison Supermarkets plc

It was noted that when the original application had been discussed in 2012 a number of objections had been raised. The store layout will have varied since 2012 therefore some of the original objections will no longer be valid; however the substantive complaint against the application still stands. The response to the application must be consistent with the original objections to the variation of conditions.

It was:

RESOLVED that the Chairman and the Parish Clerk be delegated to prepare a response to the application in line with our response submitted in 2012.

Below is the response submitted

It was:

RESOLVED to recommend for refusal on the following grounds:

- The increase in sales area will have a severe negative impact on the future High Street development, something that is already long overdue and needed by residents of Cambourne and surrounding villages.
- There is a consequent reduction in future employment opportunities and sustainability for Cambourne, notwithstanding the 13 part time employment opportunities gained from the increase in sales area of the store.
- The increase in comparison goods sales area is in breach of the S106 Agreement, particularly part 3, paragraph 2, which restricts the sales of comparison goods until the first occupation of the final unit of W1-W6. The reasoning for this paragraph has not changed since it was agreed.
- That South Cambs District Council themselves verify carefully the total nett sales area and the sales area allocations of the comparison goods to ensure compliance with the current S106.
- That South Cambs District Council put in place a monitoring regime to ensure that the total nett sales area and the agreed sales areas for comparison goods comply with the current S106.

The Parish Council would request that:

- That the s106 be renegotiated, agreed and signed by all affected parties including the Parish Council prior to Planning consent being given.
- That if the increase in floor area is agreed that it be used for increased varieties of food stuff and the floor area for comparison goods be kept at the same level as stipulated in the original s106.
- That South Cambs District Council themselves verify carefully the total nett sales area and the sales area allocations of the comparison goods prior to granting approval to ensure compliance with the amended S106.
- That South Cambs District Council put in place a monitoring regime to ensure that the total nett sales area and the agreed sales areas for comparison goods comply with the amended S106.

Concern was raised that during negotiations and discussions in relation to the S106 and possible use of the Market Square Morrisons promised to notify the District and Parish Councils of any alterations to the sales area learning from the previous problem. This has been ignored with a further reconfiguration and no notification or consultation. This gives little confidence that any amended S106 agreement will be adhered to.

[S/2900/16/FL](#) – conservatory to house a spa to assist mobility treatment for a disabled person- 57 Greenhaze Lane, Cambourne, Cambridge, CB23 5EF
For – Jackie Farrow

It was noted that the proposed conservatory was a garden building independent of the existing property and was sited close to the boundary of the property. The height of the proposed building is over that allowed by permitted development. The plans were lacking in detail regarding surfacing of the access and maintenance access details.

It was felt that further information was required in order to make an informed decision. It was noted that there were no plans available online.

It was:

RESOLVED that the Committee would be minded to support the application but that it would be deferred pending the receipt of further information regarding internal layout, surface treatment for the access and confirmation of the distance to the boundary.

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

The amendment shows how the land parcel integrates into the country park area to the south of the site and also the maintenance access gates to the wooded area.

It was:

RESOLVED to comment that the Committee were happy to see that previous comments had been taken in to account and to approve the amendments.

6. **CORRESPONDENCE**

Correspondence regarding [S/2402/16/FL](#) – 83 Spitfire Road, Cambourne, Cambridge, CB23 6FL

The Committee's request for this application to be considered by the SCDC Planning Committee had been declined as it was considered there was insufficient planning harm to refuse the application.

It was:

RESOLVED to receive the correspondence.

7. **TREE WORK APPLICATIONS**

All tree work applications will now be handled through the SCDC planning application system with one of two new suffixes; TP for a Tree Preservation Order application and TC for a conservation area tree work notification.

It was:
RESOLVED to receive the correspondence.

8. DRAINAGE ISSUES

It was reported that there were a quantity of nitrous oxide gas canisters in a drain in the car park at Priory Lane which could cause a blockage. The exact location of the drain needs to be determined to establish ownership of the drain.

It was:
RESOLVED to receive the report and the Cllr T Hudson would establish the location of the drain to report to the Parish Clerk for action.

9. ENFORCEMENT ISSUES

The Parish Clerk reported SCDC Enforcement Officer Alistair Funge is dealing with the conversion of a garage into a barbers shop on Brookfield Way in Lower Cambourne.

It was:
RESOLVED that the report be received.

10. DECISION NOTICES

No Decision Notices had been received.

11. TO CONFIRM DATE OF NEXT MEETING – 6th December 2016 7.00pm