



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

PLANNING COMMITTEE

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 20th December 2016

Present:

Cllr P Gavigan (Chairman)

Cllr S Crocker

Cllr P Hedges

Cllr T Hudson

Cllr K McIntyre

Cllr J O'Dwyer

Cllr Mrs R Poulton

Cllr G Thompson

In attendance:

John Vickery – Parish Clerk

Liz Pinchen – Deputy Parish Clerk

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

1. APOLOGIES

Apologies for absence had been received from Cllr J O'Dwyer. An acceptable reason for absence had been given.

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 6th December 2016 (M256) 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.

The Meeting was adjourned to allow late arriving members of the public to speak regarding items on the agenda.

The Meeting was reconvened

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman wish all those present a very merry Christmas and a happy New Year

Signed

Date 17th January 2017

5. **PLANNING APPLICATIONS**

[S/3318/16/FL](#) – Retrospective planning permission for conversion of garage to barber shop – 41 Brookfield Way, Cambourne, Cambridge, CB23 5EB
For – Mr Joel Brown

It was noted that concerns had been raised by members of the public regarding comments made by the applicant to the effect that the Parish Council were supportive of the conversion and that planning advice had been sought. It was noted that the Parish Council had no knowledge of the business prior to the enforcement action and subsequent planning application being submitted. Members of the public had also raised concerns regarding parking in that the applicant had not been using his driveway in order that the business could be seen and as a result had been blocking in some neighbours.

It was noted that there was no reference in the application to change of use to a business class which raised a question about the payment of business rates.

Cllr Crocker reported that as both Parish Chairman and as a District Councillor he had received a number of letters from residents expressing concerns about additional parking in the area of the barber's shop. Cllr Crocker also reported that he was aware that District Council Planning Officers had suggested conditions that could be imposed on any consent such as limiting the number of staff in the shop to one and giving consent on a temporary basis e.g. 3 years.

Concerns were raised that Brookfield Way is a residential area not a business area and that consent could set a precedent for other businesses to set up in residential areas.

It was noted that the photographs submitted with the application are inconsistent with the supporting statement. The statement states that it will be one client served at any one time by a single staff member but the photographs show two chairs plus a waiting area. Concern was raised regarding the potential number of clients and staff.

It was also noted that there had been no planning consent for the signage that had been installed.

It was noted that the dwelling should have 2 spaces plus space for the client.

It was:

RESOLVED to object to the application on the grounds of net loss of parking, the absence of any application for change to use to a business class, loss of residential amenity and the absence of planning consent for the signage.

It was:

RESOLVED to request that the application be referred to the District Council Planning Committee.

[S/3301/16/FL](#) – Temporary Change of Use of land for vehicular parking and erection of signage for 5 years – South Cambridgeshire Hall, 6010, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
For – Mr Michael Turner

Concern was raised regarding the egress of the road onto Sheepfold Lane and how this would impact on traffic to and from Cambourne Village College.

It was:

Signed

Date 17th January 2017
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RESOLVED to support the application subject to priority being given to traffic using Sheepfold Lane.

[S/3329/16/OL](#) – Outline planning permission for a new bus link between Sterling Way, Upper Cambourne and the Broadway with all matters reserved – Land between Stirling Way and the Broadway

For Nichola Traverse-Healy, MCA Developments Ltd

It was felt that the bus link is needed in Cambourne to resolve the issues of unduly long bus routes and the lack of any evening or weekend services in Upper Cambourne.

Concern was raised that there is no evidence of any consultation with the residents living either side of the proposed bus route. It was noted that there are historical concerns from Bourn Parish Council but that any issues relating to access into Bourn would be resolved at the Reserved Matters stage as this application is an outline application only.

The Meeting was adjourned to allow a member of the public to speak.

The Meeting was reconvened.

It was:

RESOLVED to support the application.

Cllr T Hudson wished it to be recorded that he had voted against the resolution.

[S/3300/16/FL](#) – Replace Mobile Home with Pair of Semi Detached Dwellings (revised proposal to [S/1170/15/FL](#)) – 6 Garstones, Cambourne, Cambridgeshire, CB23 5HZ

For – Mr Thomas Pateman

It was noted that the change was from two 2 bedroom one and a half storey properties to two 3 bedroom two and a half storey properties.

Concerns were raised, as previously regarding the lack of parking, the proximity to the entrance to the Trailer Park and the over development of the site.

It was:

RESOLVED to object to the application on the grounds of insufficient parking and lack of residential amenity.

It was:

RESOLVED to request that the application be referred to the District Council Planning Committee.

For information and the provision of any local information to SCDC

[S/2969/16/LD](#) – Certificate of Lawful Development for a single storey rear extension – 4 Blenheim Close, Cambourne, CB23 6AP

For – Coombs

It was:

RESOLVED to receive the application for a Certificate of Lawful Development

6. DRAINAGE ISSUES

It was felt that the campaign to raise awareness of the impact of putting wipes etc. in to the sewerage system should be re-iterated.

It was:

RESOLVED that the Parish Clerk would contact Anglian Water regarding their 'Keep it Clear' campaign.

7. ENFORCEMENT ISSUES

It was noted that enforcement updates are now being received from South Cambs District Council via the District Councillors.

ENF/0452/16 41, Brookfield Way, Cambourne, Cambridge CB23 5EB – Garage converted into additional living accommodation
Case closed 09/12/16 – Planning Application received.

It was:

RESOLVED that the report be received.

8. DECISION NOTICES

No Decision Notices had been received.

9. TO CONFIRM DATE OF NEXT MEETING – 17th January 2017 7.00pm