

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 24 April 2019 at the Pavilion, Soham.

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| | PRESENT: Cllr A Pallett (Chair), R Aitchison, G Dyer, G Fisher, C Palmer, C Warner | |
| PL33/19 | PUBLIC COMMENT TIME: NOTED Presentation from Frontier Estates regarding proposed development of 2 storey 70 bed care home, a 2 storey 60 place nursery and 18 residential units at Land The Shade Soham. NOTED Councillors agreed that they felt this proposal was an excellent asset for the Town and look forward to receiving the full application in due course. | |
| PL34/19 | APOLOGIES FOR ABSENCE: Cllr T Hinsley & D Woricker | |
| PL35/19 | DECLARATIONS OF INTEREST: Cllr G Dyer declared a personal interest in 19/00435/FUL | |
| PL36/19 | PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS: | |
| | 18/01683/FUL | The Cemetery Fordham Road Soham Demolition of the existing stand-alone WC and construct new ADP M compliant standalone WC building. APPROVED |
| | 19/00175/VAR | Soham Connect BP The Shade Soham Application for the removal of condition 14 (Delivery Times) of previously approved 18/00370/VAR for petrol filling station including erection of new forecourt and canopy, new sales building underground storage tanks, drive through car wash, 2 x jet wash bays, car care facilities (air/water/vacuum) refuse and plant compound, car parking, landscaping and other associated works. APPROVED |
| | 19/00064/FUL | 153 Paddock Street Soham CB7 5JA. Single & two storey extension. APPROVED |
| | 19/00080/FUL | 21 The Cotes Soham CB7 5EP Proposed garage/workshop. APPROVED |
| | 19/00207/FUL & 19/00208/LBC | 3 Townsend Soham CB7 5DD Demolition of existing rear single storey lean to Construction of new rear lean to extension, internal alterations to non-historic element. APPROVED |
| | 19/00236/FUL | 53A Great Fen Road Soham CB7 5UH Demolition of existing glazed conservatory and the erection of a single storey extension. APPROVED |
| | 19/00137/VAR | Lotsend Great Fen Road Soham Variation of Condition 1 (Approved Plans) of previously approved 17/00639/FUL dated 19/09/2017 for the construction of 2no. two bedroom single storey detached dwellings. APPROVED |
| PL37/19 | NOTIFICATIONS: | |
| | S/3372/17/CW | Town and Country Planning Act 1990 Appeal Under Section 78. Levitt's Field Waterbeach Waste Management Park Ely Road Waterbeach Cambridge CB25 9PQ. Application for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt's Field Waterbeach Waste Management Park (WWMP) Ely Road Cambridge comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, Air Cooled Condensers and associated infrastructure: including the development of an Internal access road; office/welfare accommodation; workshop; car, cycle and coach |

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| | | parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; water tank; silos; lighting; heat off-take pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge crossings. AmeyCespa (East) Ltd. | | |
| | 19/00365/TRE & Trees/Soham/CA | Walter Gidney Pavilion Fountain Lane Soham CB7 5ED. T30 Common Lime – Prune back to previous points on a 3 year cyclical cycle | | |
| PL38/19 | PLANNING APPLICATIONS: | | | |
| | ECDC planning number | Address | Description of works | Comments (Objection/other material planning comments) |
| a. | 19/00404/OUT | Mobile Home at 1A Chapel Lane Soham.. | Proposed chalet bungalow, garaging, access and associated works | No objection but any planning condition relating to temporary accommodation should specify a time limit |
| b. | 19/00431/FUL | Mulberry House Barcham Road Soham CB7 5TU | Proposed gates to front of residential dwelling. | No comment no objection |
| c. | 19/00435/FUL | 35 Qua Fen Common Soham CB7 5DQ | Proposed two storey side extension. | As this dwelling gains its access over common land via an easement related to an existing (single) track any works that propose to further encroach or extend this right and track may not be permitted without the landowners consent. The planning committee was also mindful that any conditions set should include restriction of equipment and/or traffic to this track solely with no encroachment, enclosure or use of the common land for the purposes of any temporary storage by the applicant. |
| d. | 19/00433/FUL | 28 East Fen Common Soham CB7 5JJ | Proposed single storey and side extension | As this dwelling gains its access over common land via an easement related to an existing (single) track any works that propose to further encroach or extend this right and track may not be permitted without the landowners consent. The planning committee was also |

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| | | | | mindful that any conditions set should include restriction of equipment and/or traffic to this track solely with no encroachment, enclosure or use of the commonland for the purposes of any temporary storage by the applicant. |
| e. | 19/00186/FUL | Site opposite 6 to 10 Barway Road Barway | Proposed new 5 bedroom two storey house with integral garage and associated driveway. Siting of a static caravan during construction – AMENDMENT – Alterations to the scheme including the design and height. | No objection. NOTED incorrect plans linked with previous application |
| f. | 19/00417/FUL | 58 East Fen Common Soham CB7 5JJ | Proposed construction of two storey rear extension. Resubmission of 18/01120/FUL | As this dwelling gains its access over commonland via an easement related to an existing (single) track any works that propose to further encroach or extend this right and track may not be permitted without the landowners consent. The planning committee was also mindful that any conditions set should include restriction of equipment and/or traffic to this track solely with no encroachment, enclosure or use of the commonland for the purposes of any temporary storage by the applicant. |
| g. | 19/00440/VAR | 82 Paddock Street Soham CB7 5JA | To vary condition 1 (approved plans) of previously approved 17/00014/FUL for proposed new dwelling | No comment or objection |
| h. | 19/00286/FUL | Plot 1 site opposite 6 to 10 Barway Road Barway | Erection of 5 bedroom, 2 storey dwelling with integral garage and siting of mobile home for duration of construction. AMENDMENT – Alterations to front elevation, rooflights to rear, submission of contamination information | No objection but any planning condition relating to temporary accommodation should specify a time limit |

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| i. | 19/00475/FUL | 13A Townsend Soham CB7 5DD | Construction of 1no detached 3 bedroom house, garage and associated works. | No comment or objection |
| j. | 19/00166/OUT | Dunvegan 29 Bancroft Lane Soham | Proposed demolition of the existing dwelling and construction of 3 new dwellings and associated access and parking – AMENDMENT – Alterations to the scale of the proposal on the illustrative plans. | No comment or objection |
| k. | 19/00513/FUL | 26B East Fen Common Soham | Single storey side garage extension and glazed link for 6No. vehicles. | As this dwelling gains its access over commonland via an easement related to an existing (single) track any works that propose to further encroach or extend this right and track may not be permitted without the landowners consent. The planning committee was also mindful that any conditions set should include restriction of equipment and/or traffic to this track solely with no encroachment, enclosure or use of the commonland for the purposes of any temporary storage by the applicant. |
| l. | 19/00505/FUL | Spencer Mill Mereside Soham | Full refurbishment plus extensions to the existing Mill to create a theatre and cultural/community hub, multi-use auditorium/event space, bar/café/social area and stage area, with associated works and parking. Also change of use from B2 to D1, D2 and A3 uses. | Insufficient/inadequate allocated parking when the auditorium event is at full capacity (i.e. a full house). Concerns regarding general traffic access to the proposed building including insufficient turning space/access for emergency vehicles. Consider a possible resolution to emergency access should be provision through Ashley Industrial Estate Mereside. With exception of the above concerns the committee supports in principle this proposal and application as |

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| | | | | providing additional community amenity within Soham. |
| PL39/19 | OTHER URGENT PLANNING MATTERS: NOTED for all future applications relating to works carried out on areas of the commons these will be cross referenced against a survey completed by Soham Town Council and East Cambs District Council to ensure no encroachment has occurred, | | | |
| PL40/19 | DATE OF NEXT MEETING: PLEASE NOTE: Monday 20 May 2019 1pm, Pavilion | | | |