

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 27 March 2019 at the Pavilion, Soham.

	PRESENT: Cllrs A Pallett (Chairman), G. Fisher, T Hinsley, G Dyer, D Woricker, C Palmer, R Aitchison.	
PL17/19	<p>PUBLIC COMMENT TIME: A number of residents made representation in objection to PL 21/19 <i>Proposed Residential Development and Open Space at Broad Piece Soham – Current web-based consultation-‘illustrative map’ (see below)</i>. The Clerk confirmed that the request of one resident for a compendium of written objections from other residents had been circulated to members prior to the meeting. The resident reiterated a number of reasons in objection including land unsuitability due to existing surface drainage and flooding issues; the unsuitability of a single access road from the proposed development onto Broad Piece Rd; the insufficiencies and incapacities of Broad Piece Rd for additional traffic stress (speed, parking, congestion). Members agreed with the points made and considered the ‘illustrative masterplan’ provided in the current IT (web based) consultation by Persimmon Homes (deadline for public comments via portal 21st March 2019) primarily for style and layout purposes did not adequately address these substantial and materially important matters.</p> <p>UNDER PL 21/19 APPROVED letter be sent to Persimmon Homes expressing these objections and concerns and requesting copy of the raw data obtained from recent traffic survey undertaken at Broad Piece on behalf of Developers.</p>	
PL18/19	APOLOGIES FOR ABSENCE: Apologies were received from Cllr Warner which were duly approved by the membership	
PL19/19	DECLARATIONS OF INTEREST: None	
PL20/19	PLANNING DECISIONS (ECDG) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS (FOR CLLR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED in BOLD <i>italics</i>)	
	19/00008/FUL	Blockmoor Farm Barway Road Barway Proposed extension and alterations to existing store building. APPROVED
	19/00061/FUL	29 Thorn Close Soham Extension to existing garage. APPROVED
	18/01367/ARN	Agricultural Buildings Road Between Orchard Row and Wicken Road (C143) Soham To convert existing agricultural units to 3 dwellings including any associated building works. APPROVED <i>Noted this PA had been ‘called in’ for determination by the Planning Authority Committee who relied on plans showing a 6m width access road to the proposed dwellings (actual & current width is 3m. Any increased width would require permission from those landowners either side of proposed development</i>
	19/00089/FUL	108 West Drive Crescent Soham Proposed hard standing and vehicle cross over and concrete ramp to property. APPROVED
	18/01447/OUT	59A Great Fen Road Soham Residential development of existing timber yard (Erection of four dwellings) REFUSED
	19/00095/FUL	18 Kings Parade Soham Proposed additions and alterations. APPROVED
	18/01813/VAR	The Willows Barway Road Barway To vary condition 10 (obscured glass) of previously approved 17/02122/FUL for proposed dwelling with associated access and garaging. REFUSED

	19/00144/FUL	27 The Butts Soham	Proposed single storey extension and internal alterations APPROVED	
	19/00123/FUL	4 Fordham Road Soham	Demolition of existing garage and rebuild + 1st Floor extension (resubmission of 18/01470/FUL) REFUSED <i>Noted with sympathy complaint by Applicant citing all pre-planning (face-to-face) meetings with the original Planning Officer had resolved/overcome previous issues but the resubmitted PA had been subsequently transferred to another Officer who had not agreed those changes and had subsequently under delegation refused the resubmission. NOTED that the Applicant may appeal where there is procedural error/irregularity in any planning determination.</i>	
PL21/19	NOTIFICATIONS			
	18/01447/OUT	59 A Great Fen Road Soham ECDC Planning Committee 06/03/2019 (see outcome determination above)		
	STNN/17/122	Schedule of Certification of Street Numbering The Butts Soham		
	STNN/18/141	Schedule of Certification of Street Numbering Chapel Lane Soham		
	Proposed Residential Development and Open Space at Broad Piece Soham	By Letter regarding current internet based public consultation (open to residents) & illustrative map. For discussion and comment. APPROVED: see min PL 17/19 Public comment time		
	Walter Gidney Pavilion	T30 Common Lime-prune back to previous points on a 3 year cyclical cycle		
	19/00036/FUL	5A White Hart Lane Soham. Demolition of existing bungalow and creation of 7 properties made up of 2 three bed semi-detached town houses, 2 three bed detached town houses 2 three bed flats and garage conversion to form 1 three bed dormer bungalow AMENDMENT Schematic received and considered at last month's meeting (by majority previous comment in objection previously (overdevelopment) mitigated by current modifications).		
PL22/19	PLANNING APPLICATIONS			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	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 – Having a static caravan on site during construction	No objection Comment: any planning condition relating to temporary accommodation should specify a time limit.
b.	19/00295/VAR	61 East Fen Common Soham CB7 5JJ	To vary condition 1 (Approved Plans) of previously approved 18/01044/FUL for Change of use of existing 2 storey garage to create 1NO private detached dwelling	No objection Comment: any planning condition relating to temporary accommodation should specify a time limit. Comment: same as previous comments made in relation to

				works near or on commonland
c.	19/00272/FUM	Land rear of 55 to 69 Fordham Road Soham	This is a duplicate application to 18/00059/FUM currently under consideration for the erection of 80 residential dwellings together with associated new public open space	No objection Comment: the proposed development is near current Cherrytree Development (Fordham Rd) which has demonstrated significant sewage, foul water and surface drainage issues which will be a similar issue for this current application and should be taken into consideration by the Planning Committee (Expectation this PA to be called in due to housing number).
d.	19/00298/FUL	Highfield 5D Barway Road Barway	Construction of detached, two storey annex.	No objection No comment
e.	19/00218/FUL	40 Centre Road Soham CB7 5AX	Proposed loft conversion and single storey rear extension and two storey rear extension.	No objection Comment: noted the significant increase in size of extension to existing property and objection raised by neighbour (loss of amenity-light). Anticipates that the delegated planning officer will undertake a site visit
f.	19/00286/FUL	Plot 2 Land Opposite 7/8 Barway Road Barway	Erection of 5 bedroom, 2 storey dwelling with integral garage and siting of mobile home for duration of construction	No objection Comment: any planning condition relating to temporary accommodation should specify a time limit.
g.	19/00256/FUL	1 Military Road Soham CB7 5AS	Construction of single storey rear extension.	No objection No comment
h.	19/00341/FUL	93 Orchard Row Soham CB7 5AY	Construction of rear extension and internal alterations.	No objection No comment
i.	19/00080/FUL	21 The Cotes Soham	Proposed garage/workshop. AMENDMENT – Location for garage/workshop.	No objection Comment: amended plan received did not indicate the original position which would have been helpful

j.	19/00064/FUL	153 Paddock Street Soham CB7 5JA	Single & two storey rear extension plus front porch	No Objection Comment: Considered this application similar in design to 19/00123/FUL (REFUSED)
k.	19/00286/FUL	Plot 1 Site opposite 6-10 Barway Road Barway	Erection of 5 bedroom 2 storey dwelling with integral garage and siting of mobile home for duration of construction contains ref 19/00186/FUL <i>(preapplication notification preliminary ecological appraisal document considered as part of a pre-application enquiry and therefore not to be discussed or shared outside town council)</i>	No objection Comment: any planning condition relating to temporary accommodation should specify a time limit.
l.	19/00207/FUL	3 Townsend Soham Ely CB7 5DD	Demolition of existing single storey lean-to. Construction of new rear lean-to extension, internal alterations to non-historic elements + amendment (19/00208/LBC reduction of depth of extension by 60mm)	No objection No comment
PL23/19	OTHER URGENT PLANNING MATTERS (Planning applications where request for extension has been refused/unlikely (request of mid-month deadline) and/or requires immediate or urgent consideration)			
	19/00260/FUL	59A Great Fen Rd Soham CB7 5UH	Construction of 1 one bedroom two storey detached dwelling including associated works	No objection Comment: Proposed development outside current development zone,
	19/00393/FUL	Field Barn Saxon Farm Long Dolver Soham	Demolition of agricultural building and erection of a new dwelling and associated works	No objection Comment: Proposed development outside current development zone Concerns: loss of another potential commercial/ employment opportunity to residential (housing) Planning Condition should consider correct disposal of asbestos
NOTED:18/01818/FUL Babs Fish Bar High St- WITHDRAWN				
NOTED: Consultation by Frontier Estates regarding proposal to Land East 2a The Shade includes business opportunities for a residential care home additional supported living				

	<p>accommodation and children's day care facilities planned for Thursday 11th April 2019 (Pavilion 11am-7pm- open to the public) and request to attend the next (April) planning committee's meeting (will be listed under Public Comment time)</p> <p>NOTED: Cllr Woricker's comments that CCC is planning to substantially extend its current solar park site (electricity generation, County Farms) and that this might provide an ideal opportunity for the Town Council to engage in strategies to make Soham 'a carbon neutral town'</p>
PL24/19	DATE OF NEXT MEETING: 24 April 2019 1pm, Pavilion