

PLANNING COMMITTEE

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

	PRESENT: Cllr A Pallett (Chair), C Warner, R Aitchison, G Dyer, A Curtis, P Leonard, D Woricker & P Lane.	
PL49/19	<p>PUBLIC COMMENT TIME: Cllr Pallett warmly welcomed newly co-opted town Cllrs Curtis and Leonard who had elected to serve as members on the council's monthly Planning Committee. By Invitation the Chairman welcomed Joachim Dias Senior Advisor Transformation Team, Mobilising Local Energy Investment Unit, Cambridgeshire County Council (CCC) and colleagues to discuss proposal for a new Solar Park at North Angle Farm Soham extending significantly the foot space and area of the current. After a PowerPoint presentation by CCC representatives questions from both members and the public ranged from benefit to Soham and its residents, costs and capitalisation of project (circa £22m) potential revenue generation noting proposal that any retained profits, after PWLB and running costs (tbd) would be put towards (current) CCC front line services, job opportunities for local people, effective land-use of what is currently agricultural and its management, equipment lifespan together with impact and costs on eventual disposal, its environmental and other ecological impacts compared to that of the benefits to generating carbon free electricity for circa 1200 homes. The membership indicated that any comments it may make either in favour or not of such scheme(s) would be based on these types of sustainability considerations and questions and therefore it would expect to receive, as part of the formal planning application submission, comprehensive supporting documentation in answer. Thereafter Cllr Pallett revised the order of the agenda and declaring a prejudicial interest to PL51/19, h made request to Cllr Warner (<i>ex officio</i>) to temporarily assume the Chairman's role. Noting there were no objections to these actions Cllr Warner assumed the Chair and invited a resident to make representation on PL 19/00717/OUM Broad Piece Soham. After significant debate between committee members and public in attendance which extended from this open into closed session of the committee (See point h below) the meeting then proceeded with Cllr Pallett resuming the role of Chairman for the following agenda items:</p>	
PL50/19	APOLOGIES FOR ABSENCE: Cllr L Johnston	
PL51/19	DECLARATIONS OF INTEREST: Cllr A Pallett declared a Prejudicial Interest in 19/00717/OUM (Broad Piece, h below) but did not recuse herself from the meeting when discussions on this particular matter occurred (Cllr C Warner assuming the Chair in regards to this item).	
PL52/19	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	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. APPROVED
	19/00636/AGN	137A The Butts Soham Agricultural building. GENERAL PERMITTED DEVELOPMENT
	19/00286/FUL	Plot one 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. APPROVED
	19/00433/FUL	28 East Fen Common Soham Proposed single storey side and rear extension APPROVED
	19/00186/FUL	Plot two 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. APPROVED

	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 APPROVED	
	16/01804/FUM	25 Mereside Soham CB7 5EE	Demolition of existing buildings and redevelopment of 31 new dwellings with associated and ancillary development including access, servicing, amenity space landscaping and the establishment of ecological mitigation land. APPROVED	
	19/00475/FUL	13A Townsend Soham CB7 5DD	Construction of 1no detached 3 bedroom house, garage and associated works. APPROVED	
	19/00042/FUL	14A The Cotes Soham CB7 5EP	Proposed conversion of a storage building to dwelling REFUSED	
	19/00036/FUL	5A White Hart Lane Soham CB7 5JQ	Demolition of existing bungalow and creation of 7 properties made up of 4no. 3 bed town houses, 2no 3 bed flats and garage conversion to form 1no. 3 bed dormer bungalow. APPROVED	
	07/00386/NMAG	Clark & Butcher Ltd Lion Mills Mill Corner Soham	Non material amendment to previously approved development comprising 151no. residential units (33no. four bedroom, 45no. three bedroom. 72no. 2 bedroom and 1no. bedroom) and transfer of land to facilitate the extension of Keith Leonard House, together with associated car parking, access, open space and landscaping. Application for a non-material amendment. APPROVED	
PL53/19	NOTIFICATIONS:			
	19/00570/TRE & Trees/Soham/CA	20A Sand Street Soham T1 Sycamore – reduce crown by 2m to 3m and raise crown to 5m from ground level. G1 X4 Leylandii – Fell to allow erection of fence.		
	STNN/17/98	The Butts Site Opposite 83 The Butts Soham		
	19/00606/TRE/Soham/CA	30 Churchgate Street Soham. T1 Horse Chestnut – Crown raise to 12ft (3.5m) above ground level Crown thin by 30%.		
	18/00059/FUM & 19/00272/FUM	(Duplicate application) 55 to 69 Fordham Road Soham. Erection of 78 residential dwellings together with associated new public open space. Inclusion in the ECDC Planning Committee Agenda for the meeting on 12 June 2019.		
	19/00042/FUL	14A The Cotes Soham. Proposed conversion of a storage building to a dwelling. Inclusion in the ECDC Planning Committee Agenda for the meeting on 12 June 2019.		
	19/00036/FUL	5A White Hart Lane Soham. Demolition of existing bungalow and creation of 7 properties made up of 4no. 3 bed town houses, 2no. 3 bed flats and garage conversion to form 1no. 3 bed dormer bungalow. Inclusion in the ECDC Planning Committee Agenda for the meeting on 12 June 2019		
	STNN/19/21	Martin Close Soham Site Between 43 & 45 1 x new dwelling		
	STNN/19/30	Addition of property name Dobede Way Soham		
	STNN/18/159	Barway Road From Ely Road (A142) Mobile Home at Oak House		
	STNN/18/158	Barway Road From Ely Road (A142) Mobile Home at Pond View		
PL54/19	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)

NOTED the matter of **h. 19/00717/OUM** (h below) which had previously been discussed in Public Comment time (See above PL 49/19) was brought forward and the Chairman re-opened the debate in session to include contribution and comment from the public.

h.	19/00717/OUM	Broad Piece Soham.	Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece	See below
-----------	---------------------	--------------------	---	-----------

NOTED several resident of Broad Piece attended (PL 49/19) and one who made (significant) contribution in representation reiterating past objections to the proposed development and voicing current objections. Membership confirmed with the resident that all these objections had been formally submitted in writing and as record to the Planning Authority (ECDC).

In summary the planning committee noted its objections and concerns in the strongest terms to current proposal to develop land at Broad Piece citing failure of the current application to mitigate and address the committee's previous extensive response highlighting objection to the most recent web-based consultation by the Developers (copy forwarded to the Planning Authority ECDC for public domain disclosure). In summary the membership reinforced its alarm as well as its previous comments from he web-based consultation and this planning application which:

- Fails to address the known surface drainage issues that will not only detrimentally impact on new homeowners by exacerbate those same current problems experienced by existing residents on Broad Piece.
- Lack of a proper water migration, mitigation and management plan (currently only a schematic provided) based on professional independent report(s) that consider the effect of the attenuation basin presence, operation and impact on the water table at this site.
- Unacceptable mitigation to surface water drainage management by passive assumptions and utilising surrounding ditches, outside of the actual development, that are apparently to be 'maintained by residents' (vague assumption).
- Insufficiency in capacity of foul water (amenity) provision which is not restricted to this proposal but is a town-wide phenomenon and deficiency
- Lack of infrastructure and incapacity of current proposed road (Broad Piece) for additional vehicular stress to and from development and in traffic loading (feeding) to wider road transport network.
- Cordon sanitaire recommendations (min 400 m from residential dwelling line as stipulated by Anglian Water) appears to have been ignored/omitted from design.

Further and citing from adopted ECDC Local Plan 2015 under which the proposed site is identified, the membership noted the following contradictions/conflicts:

- That current plan involve a residential dwelling number 170 houses although a maximum of 100 houses were to be allowed at this site and that any approval would be subject to:
- This site be considered for development only when (and if) others large scaled developments in the Local Plan as defined for Soham were delivered.

Under a consideration of what is and what doesn't constitute SUSTAINABILITY¹ when development is neither within the current development zone nor currently listed in the Local Plan which appears currently to be a significant factor to gaining planning approval from the Planning Authority (ECDC) due to the District's deficiency in 5 year housing supply the membership noted:

- An assumption in current planning application that there is sufficient amenity provision for these dwellings within a specified walking/time distance but that this accessibility is predicated and reliant on a theoretical 'as the crow flies' scenario outside of the current area of the development and using available footpaths that are not maintained but also on a theoretical 'amenity' (pre-planning documentation nestled within bundle but no proper planning application number ascribed) that is potentially to be sited north to the current proposed development at Broad Piece but has not currently been brought forward (Third Party Developer to current) .
- Cllr Warner's suggestion that the residents provide an accurate ground meterage measurement from Broad Piece, along Mereside and then up Kingfisher Drive to the BP garage which is the only 'amenity' provision currently available to the proposed development.

¹Legal definition of sustainable development:

<https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1526/152607.htm>

Further discussions relating to the use and apparent inconsistency by the Planning Authority (committee of what does and does not constitute 'sustainability' (economic, social and environment sustainability now and for subsequent generations) Cllr Pallett noted

- she had contacted Rebecca Saunt Planning Manager ECDC regarding the issue of sustainability and received email response which would be forward for information purposes to the membership.
- the importance of planning members in understanding and considering the aspects of sustainability and for assistance she would forward on copy of Central Government's National Planning Policy Framework² guidance note regarding this together with all other general material planning considerations³ noting her expectation that members would ensure that when attending meetings they retain suitable and sufficient knowledge to be able to comment on material planning issues and where necessary, quoting the relevant National of Local Policy, on planning applications.
- She would invite Ms Saunt to attend an informal planning briefing for those interested town Cllrs (date suggested 15th July 2019).

a.	19/00696/FUL	10 Northfield Park Soham CB7 5UZ	Proposed extensions forming conservatory and disabled bedroom	No comments or objections
b.	19/00666/FUL	8 Herbert Human Close Soham CB7 5ZT	Single storey side extension to dwelling.	No comments or objections
c.	19/00036/FUL	5A White Hart Lane Soham CB7 5JQ	Demolition of exiting bungalow and creation of 7 properties made up 2no. 3 bed semi-detached town houses, 2no. 3 bed detached town houses, 2no 3 bed flats and garage conversion to form 1no 3 bed dormer bungalow. ADDITIONAL INFORMATION – Updated Tree Report	Already approved by ECDC Planning Committee therefore Soham Town Council Planning Committee did not discuss
d.	19/00475/FUL	13A Townsend Soham	Construction of 1no detached 3 bedroom house, garage and associated works AMENDMENT – involves revisions to scale and design.	Already approved by ECDC Planning Committee therefore Soham Town Council Planning Committee did not discuss
e.	19/00218/FUL	40 Centre Road Soham	Proposed loft conversation and single storey rear extension and two storey rear extension. AMENDMENT – Involves alterations to the design and the orientation of windows.	No comments or objections
f.	18/01420/FUL	Plot 2 Land North West of Pedestrian Bridge Fordham Road Soham	Proposed development comprising of a storey and a half dwelling, access road, garaging, parking and associated site works. AMENDMENT – involves	No comments or objections

2

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

³ Numerous guidance notes are available at :<https://www.gov.uk/government/collections/planning-practice-guidance>

			revisions to layout and design of dwelling	
g.	18/01419/FUL	Plot 1 Land North West of Pedestrian Bridge Fordham Road Soham	Proposed development comprising of a storey and a half dwelling, access road, garaging, parking and associated site works. AMENDMENT – involves revisions to layout and design of dwelling	No comments or objections
i.	19/00771/FUM	Land Parcel East of 2 The Shade Soham	Development of the land to provide a new 70 bedroom care home, (Use class C2), children's nursery,(Use class D1), 18 dwellings,(Use class C3), associated access, car and cycle parking, structural landscaping and amenity space provision.	Soham Town Council welcomed the proposed development for a new care home and children's nursery. STC commented that pedestrian (foot traffic) would have difficulty accessing the local amenity without safety and surface improvements to the footpath.
j.	19/00513/FUL	26B East Fen Common Soham CB7 5JJ	Single storey side garage extension and glazed link for 2 no. vehicles AMENDMENT – involves reducing scale of garage to double garage.	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. In addition to previous comments members were mindful of the difficulties and issues arising from planning considerations that had the potential for encroachment, enclosure or illegal occupation of adjoining common land. With this in mind the comment sheet for this application included the survey of East Fen Common undertaken in

				November 1991 clearly identifying this property with known encroachment area (dotted on map). Whilst it is not for the committee or council to undertake enforcement this matter was identified both to the ECDC Planning Committee and copy of which was submitted to the agent on behalf of the Lord of The Manor.
k.	19/00795/VAR	Hodson Farm 29 Hasse Road Soham	.To vary conditions 1 (Approved plans), 3 (Materials), 4 (Contamination), 6 (Surface Water), 7 (Biodiversity), 8 (Soft Landscaping) and 9 (Boundary Treatment) of previously approved 18/00756/FUL	Outside the development envelope, not sustainable
l.	19/00806/VAR	Soham Joinery Mereside Soham	To vary condition 1 (approved plans) of previously approved 17/01000/OUT for the erection of up to 4no. dwellings to include details relating to scale and access to/from highway.	
m.	19/00814/FUL	8 The Cotes Soham CB7 5EP	Proposed construction of 1no. two bedroom bungalow	Outside the development area. NOTED that application 19/00042/FUL was refused by ECDC Planning Committee on the grounds of not being sustainable (see above notifications PL52/19) therefore it is the committees contention that for consistency this application should be treated the same.
PL55/19	OTHER URGENT PLANNING MATTERS: None			
PL56/19	DATE OF NEXT MEETING: Monday 29 July 2019 1pm, Pavilion PLEASE NOTE: -This Land Ltd by invitation of the Chair is anticipated to attend regarding current status of the Eastern Gateway proposed development with boards and information from last public consultation (Comrades Club).			