

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 19 August 2019 at the Pavilion, Soham.

	PRESENT: Cllr A Pallett (Chair), C Warner, R Aitchison, G Dyer, A Curtis & P Lane.	
PL65/19	PUBLIC COMMENT TIME: A resident who had made comment at the previous planning committee meeting made further representation to the committee noting that having read the draft minutes and having had a meeting with the committee Chairman in the interim he was satisfied with his concerns and complaint arising (PL 68/19). The resident wanted to reiterate and reinforce those concerns to the dangers posed to school children and to general road safety regarding the impact of additional traffic from the Eastern Gateway Development proposal, as too air and noise pollution that would be greatly increased due to the increased volumes of domestic HGV, LGV traffic. He once again made reference to the 250+ signatures in objection/concern collected from residents of Brewhouse Lane and surrounding streets. NOTED Cllr Warner will be undertaking a Soham Town Council approved traffic survey of the area once the schools return after the Summer holidays.	
PL66/19	APOLOGIES FOR ABSENCE: Cllr Johnston & Cllr Woricker	
PL67/19	DECLARATIONS OF INTEREST: Cllr Pallett declared a prejudicial interest to 19/00717/OUM(PL & a personal interest to 19/00921/FUL and recused herself	
PL68/19	DRAFT MINUTES RECOMMENDED to approve to full Council the draft minutes for the meeting of 29th July 2019 APPROVED the planning minutes of the 29 th July 2019 be provided, along with the letter in objection/concern to the proposal for vehicular access via Brewhouse Lane (STC letter 23 rd January 2019) letter received from Environment Health 2 nd July 2019 regarding (in)capacity of current discharge licence (ref 19/00771/FUM) and the suggestion for a free to use car park/one way system by committee members to This Land Ltd/representatives.	
PL69/19	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	19/00658/FUM	Barcham Trees PLC Eye Hill Drove Soham Engineering works to create new arboretum, including lake and activity areas. APPROVED
	19/00907/GEN	1B Northfield Road Soham Construction of single storey rear extension which extends beyond the rear wall by 6.21m, has a maximum height of 3.7m and an eaves height of 2.525. APPROVED UNDER GENERAL PERMITTED DEVELOPMENT
	19/00854/FUL	21 Nightall Road Soham Construction of single storey extension to rear, external and internal alterations. APPROVED
	19/00841/FUL	Land Adjacent to 142 Paddock Street Soham Proposed two storey dwelling with garage, parking turning and proposed footpath. APPROVED
	19/01017/AGN	137A The Butts Soham One agricultural barn, revised location plan of previously approved barn. REFUSED
	19/00814/FUL	8 The Cotes Soham Proposed construction of 1no. two bedroom dwelling REFUSED
	19/00959/FUL	Highfield 5D Barway Road Barway Ancillary accommodation for bedroom and office APPROVED
	19/00864/FUL	Corner Cottage Barway Front and rear extension to existing dwelling and removal of existing conservatory. APPROVED
PL70/19	NOTIFICATIONS:	
	19/00953/TRE &	Brooklands House 15 Pratt Street Soham. T1 Sycamore – Needs re-pollarding. This needs to be done as it has not been done for about 4 years and is overdue. T2 Lawson Cypress – needs reducing in height by 3.5m.

	Trees/Soham/CA	This need to be done to multi stems (close to building) and one of the stems has snapped out due to weight. T3 2 conifers – both to be removed completely. This needs to be done as it is very close to the neighbour's house, and it is causing excessive shading.		
	STNN/19/39	The Butts, New Dwelling Site West of 135 The Butts		
	STNN/18/75	The Butts Plot 1 Site South West of 82 The Butts Plot 2 Site South West of 82 The Butts		
PL71/19	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	19/01018/VAR	23 The Cotes Soham CB7 5EP	To Vary Conditions 1 (drawings) and 3 (materials) of previously approved 17/02061/FUL for two storey side and rear extension plus single storey rear extension (re-submission 17/01340/FUL)	No comments or objections
b.	19/01015/FUL	4 Townsend Soham CB7 5DB	Part demolition and rebuild of bungalow extending to the front and rear with part loft conversion, detached double garage and outdoor swimming pool.	No comments or objections
c.	19/00991/VAR	74 The Butts Soham CB7 5AW	To vary condition 1 (Approved Plans) of previously approved 17/00833/FUL for construction of 3 bedroom bungalow with parking.	No comments or objections
d.	19/00016/OUT	Land Adj 21 Townsend Soham	Proposed residential development of 4No dwellings, garaging, parking, access and associated site works AMENDMENT – involves reduction in number of dwellings from 6 to 4 and to proposed layout, additional information received includes Tree Impact Assessment.	No comments or objections
e.	19/01046/FUL	8 Northfield Road Soham	Single storey extension, garage conversion and internal alterations.	No comments or objections
f.	19/00717/OUM	Broad Piece Soham	Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece. ADDITIONAL INFORMATION – includes draft Heads of Terms – S106 and further drainage information	Surface drainage information still not adequately addresses concerns APPROVED To recommend to full council to continue to press Anglian Water and other Stakeholders regarding the town Council's fears and

				concerns regarding sewage/foul water drainage ¹ . APPROVED request that Rebecca Saunt (ECDC Planning Manager) arranges a joint meeting ASAP with representatives of Anglia Water /STC/ECDC (in September)
g.	19/00921/FUL	16 Broad Piece Soham	Garage conversion with a porch area, loft conversion and loft room above the garage and porch with a front Dorma.	No comments or objections
h.	19/01118/FUL 19/01119/LBC	Broomstick Cottage 28 The Cotes Soham	Proposed two storey extension to the southwest elevation.	No comments of objections
i.	19/01140/FUL	Land rear of The Shade Business Park The Shade Soham	Change of use from agricultural to paddock and retain/complete steel framed building for shelter and cover for hay tractor and hay making equipment.	NOTED Site location map inadequate to be able to make comment
PL72/19	OTHER URGENT PLANNING MATTERS: None			
PL73/19	DATE OF NEXT MEETING: Monday 30 September 2019 1pm, Pavilion			

¹ Continuation of Soham Town Council official correspondence dated 30th November 2017 to M Morris, Harley Evans (Anglia Water) Christopher Smith (Hopkins Homes) Steve Harrison (ECDC Planning Enforcement) Rebecca Saunt, Barbara Greengrass (ECDC Planning) Andrew Newton (IDB) including the following reports: Anglia Water Pre-planning report 30th July 2015; Addendum to the pre-planning assessment report dated 3rd August 2015 Project Title: Land South of Fordham Rd Soham;JMS Flood Risk Assessment SOH7 Land adjacent to the cemetery Cambridgeshire; Anglia Water capacity letter to STC 2th May 2017 following meeting with Executive Officers 18th May 2017

Email correspondence to Barbara Greengrass R Saunt (ECDC) , Jean Harding/Andrew Newton (IDB) , Christopher Smith (Hopkins Homes) 1st February 2018 including the following reports: Addendum to the pre-planning assessment report dated 3rd August 2015 Project Title: Land South of Fordham Rd Soham;JMS Flood Risk Assessment SOH7 Land adjacent to the cemetery Cambridgeshire;
<https://www.eastcambs.gov.uk/sites/default/files/East%20Cambs%20Water%20Cycle%20Study%202012.pdf>