

**PLANNING COMMITTEE**

**Minutes of a meeting of the Planning Committee held on Monday 30 September 2019 at the Pavilion, Soham.**

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|                | <b>PRESENT:</b> Cllr A Pallett (Chair), C Warner, R Aitchison, G Dyer, A Curtis & P Lane.   |  |
| <b>PL74/19</b> | <b>PUBLIC COMMENT TIME:</b><br>A resident made representation regarding 19/01187/OUT and provided a statement concerning noise from this potential development which was duly noted by councillors. |  |
| <b>PL75/19</b> | <b>APOLOGIES FOR ABSENCE:</b> Cllr Gipp, Leonard & Curtis   |  |
| <b>PL76/19</b> | <b>DECLARATIONS OF INTEREST:</b> None   |  |
| <b>PL77/19</b> | <b>PLANNING DECISIONS (ECDC) RECEIVED IN MONTH &amp; MINOR MATERIAL PLANNING MATTERS:</b>   |  |
|                | <b>19/00628/VAR</b>   | Land South West Barley Cottage Barcham Road Soham<br>To Vary condition 1 (Approved Plans) of previously approved 18/01134/FUL for Construction of two storey detached dwelling and garage. <b>APPROVED</b>                                 |
|                | <b>19/00016/OUT</b>   | Land Adj 21 Townsend Soham<br>Proposed residential development of 4No dwellings garaging, parking, access and associated site works <b>APPROVED</b>  |
|                | <b>16/00373/NMAA</b>  | Soham Health Centre Pratt Street Soham<br>Construction of 10 two storey residential units application for a non-material amendment. <b>APPROVED</b>  |
|                | <b>19/00995/FUL</b>   | 2 Fairfield Close Soham CB7 5EU<br>Proposed demolition of existing outbuildings/side porch and erection of new side extension. <b>APPROVED</b>   |
|                | <b>19/00513/FUL</b>   | 26B East Fen Common Soham<br>Single storey side garage extension and glazed link for 2 no. vehicles. <b>APPROVED</b>   |
|                | <b>19/00916/FUL</b>   | Agricultural Buildings Road between Orchard Row and Wicken Road (C143) Soham<br>Proposed 3no dwellings following demolition of existing agricultural buildings – phased development (18/01367/ARN – approved previously). <b>WITHDRAWN</b> |
|                | <b>19/01209/AGN</b>   | 137A The Butts Soham<br>Proposed repositioning of agricultural building <b>GENERAL PERMITTED DEVELOPMENT</b>   |
|                | <b>19/01018/VAR</b>   | 23 The Cotes Soham<br>To Vary Condition 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 of 17/01340/FUL) <b>APPROVED</b>        |
|                | <b>19/01046/FUL</b>   | 8 Northfield Road Soham CB7 5UE<br>Single storey rear extension, garage conversion & internal alterations. <b>APPROVED</b>   |
|                | <b>19/00991/VAR</b>   | 74 The Butts Soham<br>To vary condition 1 (Approved plans) of previously approved 17/00833/FUL for construction of 3 bedroom bungalow with parking. <b>APPROVED</b>  |
|                | <b>19/01015/FUL</b>   | 4 Townsend Soham CB7 5DB<br>Part demolition and rebuild of bungalow extending to the front and rear with part loft conversion, detached double garage and outdoor swimming pool. <b>APPROVED</b>   |
|                | <b>19/00921/FUL</b>   | 16 Broad Piece Soham<br>Garage conversion with a porch area, loft conversion and loft room above the garage and porch with a front dormer. <b>REFUSED</b>  |
| <b>PL78/19</b> | <b>NOTIFICATIONS:</b>   |  |
|                | <b>STNN/19/61</b>   | New Dwelling 20A Broad Piece, site adjacent to 20 Broad Piece Soham  |

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|                | <b>19/01021/TCO N &amp; Trees/Soham/Gen</b> | 43 Aspen Way Soham CB7 5ZQ. To comply with Condition 4 (Tree Topping lopping & felling) Decision Notice 06/01463/FUL. T1 Field Maple – Reduce to half its current size to create pollard.   |   |  |
|                | <b>19/01207/TRE &amp; Trees/Soham/CA</b>    | The Cemetery Fordham Road Soham. T1 Holm Oak – Fell T2 Cherry – Fell. Both trees recommended for removal by structural engineer, due to subsidence damage to adjacent chapel.   |   |  |
|                | <b>APP/V0510/W/19/3231285</b>               | Land adjacent 5 Holmes Lane Soham CB7 5JP. Appeal decision, the appeal is allowed and planning permission is granted for new dwelling.  |   |  |
|                | <b>APP/V0510/W/19/3236247</b>               | 14A The Cotes Soham CB7 5EP. Proposed conversion of a storage building to a dwelling, an appeal has been made to the Secretary of State against the decision of East Cambs District Council to refuse to grant planning permission. |   |  |
|                | <b>STNN/19/171</b>                          | New dwellings Plot 1 & 2 Fordham Road Soham   |   |  |
| <b>PL79/19</b> | <b>PLANNING APPLICATIONS:</b>               |   |   |  |
|                | <b>ECDC planning number</b>                 | <b>Address</b>  | <b>Description of works</b>   | <b>Comments (Objection/other material planning comments)</b>   |
| <b>a.</b>      | <b>19/00771/FUM</b>                         | Land Parcel East of 2 The Shade Soham   | Development of the land to provide a new 70-bedroom care home (Use Class C2), a children's nursery (Use Class D1), 18 dwellings (Use Class C3) and associated access, car and cycle parking, structural landscaping and amenity space provision. AMENDMENT – Additional information received includes: amended layout, additional noise information, highways technical note and landscaping. | Information supplied regarding traffic survey is incomplete and is therefore unacceptable in its present form. |
| <b>b.</b>      | <b>19/01187/OUT</b>                         | Site North West of 34 Bancroft Lane Soham   | Demolition of existing structures and erection of up to seven dwellings and associated development  | Concerns raised regarding very narrow road that is already severely congested from residents parking           |
| <b>c.</b>      | <b>19/01227/FUL</b>                         | Site North of 26 Great Fen Road Soham   | Proposed two storey dwelling, garage, access and associated site works following approval of 17/01179/OUT   | Outside the development envelope and contrary to the 2015 Local Plan, not sustainable                          |
| <b>d.</b>      | <b>19/01229/FUL</b>                         | Land Between 37 & 38 Great Fen Road Soham   | Proposed two storey dwelling, garage, parking, access and associated works following approval of 17/01176/OUT.  | Outside the development envelope and contrary to the 2015 Local Plan, not sustainable                          |
| <b>e.</b>      | <b>19/01214/FUL</b>                         | 22 Clay Street Soham  | Remove existing front doors X2 and replace with composite front doors, re-paint garage door and pillars and framework of garage to match new doors.   | Noted in a conservation area therefore the planning committee would recommend wooden doors                     |

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| f.      | 19/01015/FUL   | 4 Townsend<br>Soham  | Part demolition and rebuild of bungalow extending to the front and rear with part loft conversion, detached double garage and outdoor swimming pool.<br>AMENDMENT – involves amended swimming pool location away from root protection areas. | Already approved by ECDC   |
| g.      | 19/00753/FUL   | Olympic Tyres<br>Batteries and<br>Exhausts 5<br>Market Street<br>Soham | Demolition of existing garage and construction of 2no. four bed dwellings (Phased development)<br>AMENDMENT – reduction in the scale and parking arrangements.   | Concerns raised regarding inadequate parking and the impact of this on Market Street |
| h.      | 19/01252/FUL   | Site South West<br>of 15 Bittern<br>Grove Soham                        | Construction of two bedroom, two storey detached dwelling.   | Over development of site   |
| i.      | 19/01039/FUL   | 23A The Cotes<br>Soham CB7 5EP   | Proposed two storey and rear extensions.   | No comment or objection  |
| j.      | 19/01037/FUL   | 23 Fordham Road<br>Soham CB7 5AH                                       | Proposed two storey extension to rear of property.   | No comment or objection  |
| PL80/19 | <b>OTHER URGENT PLANNING MATTERS:</b><br>None                        |  |  |  |
| PL81/19 | <b>DATE OF NEXT MEETING:</b><br>Monday 28 October 2019 1pm, Pavilion |  |  |  |