

**PLANNING COMMITTEE**

**Minutes of a meeting of the Planning Committee held on Monday 28 October 2019 at the Pavilion, Soham.**

	<b>PRESENT:</b> Cllr A Pallett (Chair), C Warner, R Aitchison, G Dyer, P Lane.				
PL82/19	<b>PUBLIC COMMENT TIME:</b> None				
PL83/19	<b>APOLOGIES FOR ABSENCE:</b> Cllr Johnston, Gipp, Leonard, Curtis & D Woricker				
PL84/19	<b>DECLARATIONS OF INTEREST:</b> None				
PL85/19	<b>PLANNING DECISIONS (ECDC) RECEIVED IN MONTH &amp; MINOR MATERIAL PLANNING MATTERS:</b>				
	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 making equipment. <b>APPROVED</b>		
	19/01118/FUL	Broomstick Cottage 28 The Cotes Soham	Proposed two storey extension to the southwest elevation. <b>REFUSED</b>		
PL86/19	<b>NOTIFICATIONS:</b>				
	<b>Street Naming and Numbering</b>	Land East of 141 Brook Street Soham (Consultation) <i>Emailed to request change of i. Crucion to Carp &amp; ii. Flounder to Tench</i>			
	<b>STNN/19/192</b>	Barway Road Barway Plot 3 numbered 16 & Plot 4 numbered 17			
	<b>APP/E0535/W/19/3225123</b>	Levitt's Filed Waterbeach Waste Management Park Ely Road Waterbeach. Town & Country Planning Act 1990 Appeal Under Section 78. <b>NOTED</b>			
	<b>TPO/E/04/83/Soham &amp; 19/00195/TPO</b>	16 Holmes Lane Soham. Consent for tree works T1 Ash - Crown reduce by 3-4 metres to re-balance crown			
PL87/19	<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>	
	a.	19/01227/FUL	Site North of 26 Great Fen Road Soham	Proposed two storey dwelling, garage, access and associated site works following approval of 17/01179/OUT – AMENDMENT – Amended plan to show site levels and proposed finished floor levels of the dwelling.	Outside the development envelope, not sustainable. Not in the Local Plan 2015
	b.	19/01229/FUL	Land between 37 & 38 Great Fen Road Soham	Proposed two storey dwelling, garage, access and associated site works following approval of 17/01176/OUT AMENDMENT – Amended plan to show site levels and proposed finished floor levels of the dwelling.	Outside the development envelope, not sustainable. Not in the Local Plan 2015
	c.	18/01777/OUT	Site West of Mulberry House	Proposed residential development 1 no. dwelling,	Outside the development envelope,

		Barcham Road Soham	access and associated site works. AMENDMENT – Scale of dwelling reduced, parking shown on plan.	not sustainable. Not in the Local Plan 2015
d.	19/01414/FUL	6 St Felix Close Soham	Part conversion of existing garage	No comment or objection
e.	19/01413/OUM	The Soham Lodge Nursing Home Soham Bypass Soham	Extension of existing care home to include two storey addition to care home, 15 no. assisted residential apartments, 90 no. assisted residential apartments with ancillary facilities, 54 no. staff bedsits and flats, together with 37 no. open market dwellings.	See attached sheet
f.	19/01331/FUL	Willow Stables The Cotes Soham	Replacement stable block	No comment or objection
g.	19/01445/FUL	43 Brewhouse Lane Soham CB7 5JD	Flat roof dormer loft conversion with three rooflights.	No comment or objection
h.	19/01377/FUL	27 Qua Fen Common Soham CB7 5DQ	Two storey rear extension and new front porch.	No objection but the planning committee felt that any application received for any of Soham's commons should have The Lord of the Manor on ECDC Consultee list
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), 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 – Involves landscaping scheme, ditch cross sections, transport technical note, updates to surface water drainage strategy and noise clarifications.	No objections. NOTED Has IDMB been consulted regarding this application?
j.	19/01476/FUL	36 Pratt Street Soham	Single storey wooden building	No comment or objection
k.	19/01421/OUT	Mobile Home at 1A Chapel Lane Soham	Proposed one and half storey dwelling, garaging, access and associated site works.	Outside the development envelope, not sustainable. Not in the Local Plan 2015
PL88/19	<b>OTHER URGENT PLANNING MATTERS:</b> None			
PL89/19	<b>DATE OF NEXT MEETING:</b> Monday 25 November 2019 1pm, Pavilion			

**19/01413/OUM The Soham Lodge Nursing Home Soham Bypass Soham**

**Extension of existing care home to include two storey addition to care home, 15 no. assisted residential apartments, 90 no. assisted residential apartments with ancillary facilities, 54 no. staff bedsits and flats, together with 37 no. open market dwellings.**

Soham Town Council Planning Committee seriously objects to this proposal citing significant material planning issues.

The proposed development is not in the 2015 Local Plan and attention is drawn to the Decision Notice provided in regards to Appeal Decision- 18/01505/FUL - Land adjacent 5 Holmes Lane, Soham namely

***Procedural Matter***

*On 21 February 2019 the Council withdrew its emerging Local Plan and consequently the emerging policies now have no status. The East Cambridgeshire Local Plan 2015 (LP) remains the adopted Local Plan for the district. Under this requirement:*

- A) The proposed large scale Scheme/development is outside the current development envelope
- B) There appears no provision for affordable housing.

Concerns and objections were additionally raised regarding the lack of sustainability of such a development related to:

- a) Residents not being able to access into the development/dwellings safely as there are no foot or cycle paths available on the A142 which as a fast and congested bypass road would require significant traffic management changes.
- b) Current suggested residential road into complex (access via A142) for car users remains completely inadequate due to traffic speed and volume.

It would appear that the Developer is relying (heavily) on those improved A142 access requirements by the Eastern Gateway Development (SOHM1) which whilst is identified in the Local Plan 2015 has yet to be brought forward.

The public open space provision suggested is on the adjacent common land which is privately owned (The Lord of the Manor). The Planning Committee were therefore somewhat perturbed to noted that he or his Agents have not been notified. In the absence of his legitimate interests the Planning Committee noted the following matters:

Designated Common land may not for the purposes of this (or any) planning application provide:

- i) Any element of public open space provision to the Scheme
- ii) Any vehicular access over common land
- iii) gated access from any dwellings (only registered footpaths may be used/considered)
- iv) a bund or buffer of land adjacent/next to common land.
- v) consideration to the current flora and fauna It was noted The Wildlife Trust as a Statutory Consultee that in their opinion there is insufficient green open space within the development and Soham Town Council contends that the Developers cannot rely on the commons to provide this.

The Developer and the Planning Authority both have a Duty to consider any and all detrimental impacts that additional housing stress places on nearby/adjacent common land.

The Planning Committee also noted a recent application AC/2019/128520 Land Parcel East 2 The Shade Common and letter dated 2<sup>nd</sup> July 2019 from Environment Agency that current permits and

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capacities had been reached and until sewage system had been upgraded *'new developments in Soham needs to be carefully managed to protect the local water environment'*.

In summary Soham Town Council seriously objects to this proposal under procedural irregularities given this proposal does not appear in the current Local Plan 2015 combined with significant concerns regarding sustainability. The Committee members also queried, given the recent approval for another care home facility in close proximity, the economic viability of such a duplication.