

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 25 November 2019 at the Pavilion, Soham.

	PRESENT: Cllr A Pallett (Chair), C Warner, R Aitchison, G Dyer, P Lane, C Gipp	
PL90/19	PUBLIC COMMENT TIME: None	
PL91/19	APOLOGIES FOR ABSENCE: Cllr Johnston, P Leonard, A Curtis & D Woricker	
PL92/19	DECLARATIONS OF INTEREST: None	
PL93/19	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	19/01214/FUL	22 Clay Street Soham Remove existing front doors x2 and replace with composite front doors, repaint garage door and pillars and framework of garage to match new doors. APPROVED
	19/01252/FUL	Site South West of 15 Bittern Grove Soham Construction of two bedroom, two storey detached dwelling. REFUSED
	18/01777/OUT	Site West of Mulberry House Barcham Road Soham Proposed residential development 1 no. dwelling, access and associated site works. REFUSED
	19/01037/FUL	23 Fordham Road Soham Proposed two storey rear extension to rear of property. APPROVED
	19/01187/OUT	Site North of 34 Bancroft Lane Soham Demolition of existing structures and erection of up to seven dwellings and associated development. APPROVED
	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. WITHDRAWN
	19/01039/FUL	23A The Cotes Soham Proposed two storey side and rear extension. APPROVED
	19/01331/FUL	Willow Stables The Cotes Soham Replacement Stable Block. APPROVED
PL94/19	NOTIFICATIONS:	
	STNN/19/251	Land West of Ver-linden Barway Road – Polaris House 13 Barway Road Barway
	19/01404/TRE & Trees/Soham/CA	Green Front of 3-17 Fordham Road Soham. T2 & T4 plum x 2 – Crown lift 2.5m ground level and remove damaged limb. T1 & T5 Lime x 2 – Crown lift to 5m above ground level and remove damaged limb. T3 Cherry x 1 – Crown lift to 4m above ground level over road and 2.5m over grass area. T6 Almond x 1 – Lift crown to 2m above ground level and remove damaged limb.
	19/00223/TCO N & Trees/Soham/Gen	99 Guntons Close Soham. T1 Sycamore – Reduce tree to suitable growth points.
	APP/E0535/W/19/3225123	Town & Country Planning Act 1990 Appeal Under Section 87 Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach CB25 9PQ. Appeal has been made to the Secretary of State against the decision of Cambridgeshire County Council to refuse to grant planning permission.

PL95/19	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	19/01448/FUL	23 Broad Piece Soham.	Construction of two storey detached dwelling.	No comment or objection
b.	19/01039/FUL	23A The Cotes Soham	Proposed two storey side and rear extension – AMENDMENT – extension has been stepped back from original dwelling and the proposed eyebrow dormer on the extension has been changed to a catslide dormer.	No comment or objection
c.	19/01475/OUT	Cotes Farm The Cotes Soham	Demolition of 4 poultry sheds and development of 0.49h for the provision of 5 dwellings.	Not compliant with Local Plan 2015 Policy Growth 1- 3.3.4 Outside the development envelope, not sustainable
d.	19/01505/VAR	Plot 1 Land East of The Barn Randalls Farm Barway CB7 5UB	Variation of Condition 1 (Approved Plans) for decision 18/00411/RMA for Reserved matters for Plot 1 of Application 15/00032/OUT for the Erection of four dwellings and associated works.	No comment or objection
e.	19/01545/FUL	Oakwood 91 Hasse Road Soham	Detached double garage	No comment or objection
f.	19/01520/VARM	Land South of Blackberry Lane Soham	Variation of condition 2 (Approved Plans), 7 (Surface Water Drainage Scheme), 16 (Acoustic Bund and living willow fence along Eastern Boundary), 19 (The service road serving plots 36-43), 20 (The road, footpath and verges of the highway between Plot 5 AND FW PS to the south of Blackberry Lane) and 28 (Surface Water Drainage Scheme pursuant to Condition 18) of previously approved 17/00893/FUM for Hybris Planning Application – Full Application for the erection of m160 dwellings and associated access, parking and open space; Outline Application for 8 self-build dwellings.	NOTED planning committees ongoing concerns regarding sewage that has now reached saturation. NOTED Concerns raised regarding the living willow fence, who will manage/maintain, need to ensure it is the correct distance from neighbouring properties so as not to compromise them .

g.	19/01542/FUL	Land to Rear of 19 Brook Street Soham	Proposed residential development.	NOTED backfill development
h.	19/01172/FUL	10 Northfield Park Soham CB7 5UZ	Proposed extension	NOTED Planning committee felt this was over development of property
i.	19/01171/FUL	4 Angle Common Soham	Two storey rear extension	<p>No objections</p> <p>NOTED 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.</p> <p>In addition to previous comments members were mindful of the difficulties and issues arising from planning considerations that did not include encroachment, enclosure or illegal occupation of adjoining common land.</p> <p>Whilst it is not for the committee or council to undertake enforcement this matter was identified both to the ECDC Planning and to the agent on behalf of the Lord of The Manor.</p>
j.	19/01562/FUL	Barley Cottage Barcham Road Soham	Proposed secure machinery store, mess room and office used on association with existing game breeding farm	No objections but members noted that a planning condition to be included to state that it should not be converted to a domestic dwelling in the future.

k.	19/01595/OUT	59A Great Fen Road Soham	Construction of 4no. single storey dwellings, redeveloping of existing timber yard.	Not compliant with Local Plan 2015 Policy Growth 1- 3.3.4. Outside the development envelope, not sustainable. NOTED the planning statement provided with the application contains many errors and omissions in relation to the development.
PL96/19	OTHER URGENT PLANNING MATTERS: None			
PL97/19	DATE OF NEXT MEETING: Monday 16 December 2019 1pm, Pavilion			