

## PLANNING COMMITTEE

### Minutes of a meeting of the Planning Committee held on Monday 27 January 2020 at the Pavilion, Soham.

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|                       | <p><b>PRESENT:</b> Cllr A Pallett (Chair), R Aitchison, E Johnston, G Dyer, P Lane, D Woricker, C Warner, P Leonard &amp; A Curtis.</p>   |
| <p><b>PL01/20</b></p> | <p><b>PUBLIC COMMENT TIME:</b></p> <p>Ms Claire Julian-Smith, Programme Manager, &amp; Ms Cheryl French, Energy Investment Lead for CCC (Developer), made representation to update the committee and members of the public regarding proposed (extension) solar farm, North Angle. Identifying that there had been a delay in submission of a formal planning application the membership was informed that submission would occur in the next few months.</p> <p>NOTED Cllr Warner's concerns regarding service access to the site which will be primarily/solely provided via Bridleway 113 (Bracks Drove) and that there should be some financial contribution from the Developers (CCC) for those preparative ground works already commenced by STC to this bridleway as it will form the link between Soham and Wicken in the proposed cycle Scheme. Cllr Warner noted that along with this there should be additional ongoing annual financial contribution to upkeep and maintenance.</p> <p>NOTED Cllr Curtis's comment regarding who would ultimately be the Responsible Party for the decommissioning (clearing) of the site at the end of its expected life cycle (some 20 years hence) as she considered it appropriate for commuted sums to be ring fenced now by the Developer so that the ultimate fate for the spent solar panels which may have within this time frame changed ownership multiple times. Where not Cllr Curtiss expressed concern that these units would be effectively abandoned to be a detriment and blight on Soham's landscape and generations to come.</p> <p>NOTED Cllr D Woricker's positive comments to a circular walk around the boundary to the site for residents but requested that the Developer consider adequate car parking provision as well as additional amenity provision for dog/walkers (street lights, bins) together with additional infrastructure within site in the installation of water facilities to enable the panels to be washed/kept clean.</p> <p>NOTED Cllr Aitchison comments in regards to whether any consideration had been given over to this development providing direct financial or compensatory benefit back to Soham residents or in providing local employment opportunities. Ms French responded that the main reason for commercialisation of the site was to provide financial profits back to Cambridgeshire County Council towards sustaining adult social services within Cambridgeshire (as a whole) and so there would be indirect benefit to some recipients in Soham residents. Ms French indicated for there could be direct benefit Soham residents where collectively the town took up the opportunity of the electricity produced (enough for 1200 houses) but this would need to be under separate purchase agreement with CCC who would potentially consider such a request and dependent of financial feasibility in costs provision of a private dedicated wire.</p> <p>A resident queried whether the land which was originally arable could be co-farmed by introduction of sheep but Ms French indicated that this was not practical.</p> <p>A resident made representation regarding agenda item b. 19/00717/OUM (Broad Piece) reiterating his previous concerns, comments and objections to this proposed development.</p> <p>A resident made representation regarding This Land Ltd (agenda item e. 19/01600/ESHYB Eastern Gateway) and raised a number of concerns; particularly with the lack of affordable housing proposed and the prejudicial conflict of interest that County Cllrs members have, by virtue of being members of the single shareholder (CCC) of this commercial entity, and their responsibility to consider this and where necessary declare and not sit as members of the Planning Authority (ECDC) Committee when it considers and ultimately determines this planning application (Eastern Gateway).</p> <p>A resident made representation further on the point of contradictory and potential preferential and biased treatment by the Planning Authority to matters relating to agenda item e. 19/01600/ESHYB (Eastern Gateway). In example this resident noted those inconsistencies between the environment impact assessment (EIA) consultants' reports engaged by these Developers when compared to others reports generated by other</p> |

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|         | <p>Consultants along the same location/stretch of road. Citing specifically the noise report provided for this development which in conclusion indicates no necessity for a traffic noise reduction measures (barrier bund to the A142) whilst another (for the Blackberry Development) on the same stretch of road indicates and the planning condition subsequently required the need for one.</p> <p>Cllr Warner concurred with the resident and expressed that this was merely only one of a number of planning applications that when compared and contrasted with others in similar locations/areas in Soham provided technical or Consultant reports that were inconsistent and contradictory in nature statements and/or providing conflicting evidence to either support or not support the case for mitigation need and measures by that particular Applicant. Cllr Warner stated that this type of inconsistency needed to be rigorously addressed by the Planning Authority's Planning Committee.</p> <p>The Chairman thanked all for their contribution to a lively discourse and debate, Cllr Pallett requested to assist in the record taking that she would ask for a show of hands to any approval of comment or objection made. Having indicated her intention to vacate the role at the appropriate time the meeting continued in session</p> |                            |  |
| PL02/20 | <b>APOLOGIES FOR ABSENCE:</b> Apologies were received from Cllr Gipp.  |                            |  |
| PL03/20 | <b>DECLARATIONS OF INTEREST:</b> Cllr Pallett declared a prejudicial interest in items 19/01729/FUL & 19/00717/OUM and indicated that for these two agenda items Cllr Warner would assume the role of Chairman   |                            |  |
| PL04/20 | <b>PLANNING DECISIONS (E CDC) RECEIVED IN MONTH &amp; MINOR MATERIAL PLANNING MATTERS:</b>   |                            |  |
|         | 19/01172/FUL   | 10 Northfield Park Soham   | Proposed extension <b>APPROVED</b>   |
|         | 19/01475/OUT   | Cotes Farm The Cotes Soham | Demolition of 4 poultry sheds and development of 0.49h for the provision of 5 dwellings. <b>REFUSED</b> - <ul style="list-style-type: none"> <li>a. <i>The proposal does not meet any of the special circumstances as identified in Paragraph 79 of the National Planning Policy Framework. The proposal fails to comply with the policies GROWTH 2, GROWTH 5 and COM7 of the East Cambridgeshire Local Plan 2015, and paragraphs 11, 78, 79 and 108 of the National Planning Policy Framework, as it fails to promote sustainable development.</i></li> <li>b. <i>Due to the number of dwellings, the proposal would result in a form of in-depth development which is contrary to the spacious and linear, road-fronting pattern of development in the area. As such it is contrary to policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and in conflict with Paragraphs 127 and 130 of the National Planning Policy Framework as it fails to secure visually attractive development which improves the overall quality of the area and is sympathetic to local character and history.</i></li> <li>c. <i>No odour assessment or detailed information has been submitted regarding odour or noise, and the proposal is therefore contrary to ENV2 and ENV9 of the Local Plan 2015 and paragraphs 127(f) and 170(e) of the NPPF which require proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users.</i></li> </ul> |

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|              |  |  | <p>d. The proposal is contrary to policies ENV2 and COM7 of the East Cambridgeshire Local Plan 2015 as it would result in detrimental impacts to highway safety due to the lack of pedestrian footpaths into the village. Future occupiers would be forced to walk within the 60mph carriageway with no street lighting after dark, which would constitute a significant risk to future occupiers, contrary to the provisions of policies ENV2 and COM7 which seek to secure high standards of amenity for all, and to ensure highway safety</p>   |
| 19/01545/FUL | Oakwood 91 Hasse Road Soham                      |  | Detached Double Garage. <b>APPROVED</b>  |
| 19/01505/VAR | Plot 1 Land East of the Barn Randall Farm Barway |  | 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. <b>APPROVED</b>   |
| 19/01171/FUL | 4 Angle Common Soham                             |  | <p>Two storey rear extension. <b>REFUSED</b></p> <p>a. Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers. The proposed extension by virtue of its proximity to the neighbouring dwelling, its height and length will result in an overbearing impact and loss of natural light to the closest ground floor window, which will be further exacerbated by the overshadowing impact resulting from the extension in the summer months. The proposal therefore fails to comply with policy ENV 2 of the East Cambridgeshire Local Plan, 2015.</p> <p>b. Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity. The rear ground floor windows of the proposed extension are approximately 0.4 metres from the rear boundary fence which will result in a loss of outlook and a lack of light. The proposal fails to comply with policy ENV 2 as it does not provide high standards of amenity to occupiers.</p> |
| 19/01448/FUL | 23 Broad Piece Soham                             |  | Construction of 2 storey detached dwelling. <b>WITHDRAWN</b>   |
| 19/01421/OUT | Mobile Home at 1A Chapel Lane Soham              |  | <p>Proposed one and a half storey dwelling, garaging, access and associated site works. <b>REFUSED</b></p> <p>a. The proposed dwelling, which is classified as a 'more vulnerable' development in Table 2 of the NPPF Planning Practice Guidance, would be sited within Flood Zone 3 as identified by the Environment Agency flood zone maps, where the Sequential Test must be passed for the development to be approved. The application fails to pass the Sequential Test as</p>  |

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|         |   |  | <p>there are reasonably available sites elsewhere within the Parish of Soham with a lower probability of flooding and is therefore contrary to Policy ENV 8 of the East Cambridgeshire Local Plan, the Cambridgeshire Flood and Water SPD, the provisions of the PPG on Flooding and Coastal Change and paragraphs 155 and 158 of the National Planning Policy Framework 2019</p> <p>b. he proposed dwelling would be located within the countryside and, by virtue of its distance from the main settlements of Soham and Prickwillow and other local services and facilities; the lack of any public transport serving the site; and the lack of footpath or cycleway links, is situated in an unsustainable location. The proposal does not promote sustainable forms of transport and the future residents of the dwelling would be heavily reliant on private motor vehicles in order to access any local services or facilities. The proposed development would therefore cause harm in terms of the social and environmental elements of sustainable development. This identified harm would significantly and demonstrably outweigh the benefits derived from the provision of a single dwelling, contrary to Policies ENV 2 and GROWTH 2 of the East Cambridgeshire Local Plan 2015 and paragraph 11 of the National Planning Policy Framework 2019.</p> |
|         | 19/01650/CLE                            | Warwick Farm<br>The Cotes<br>Soham   | Creation of domestic storage building. <b>CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT</b>  |
| PL05/20 | <b>NOTIFICATIONS:</b>                   |  |   |
|         | 19/01648/<br>TCON & Trees<br>/Soham/Gen | Soham Village College Sand Street Soham  |   |
|         | STNN/19/72/A                            | Schedule of certification of street numbering Land East of 141 Brook Street Soham – Perch Chase, Dace Drive, Flounder Chase, Grayling Way, Minnow Gardens, Crucian Way, Barbel Green   |   |
|         | 19/00771/FUM                            | Land Parcel East of 2 The Shade Soham – Officers Report  |   |
|         | 19/01654/TRE<br>&<br>Trees/Soham/<br>CA | St Andrews C of E Primary School Sand Street Soham. Pine T34 – Fell to the ground.   |   |
|         | STNN/19/44                              | Mereside from Station Road site South East of 109 Mereside Soham   |   |
|         | 19/00537/TRE<br>&<br>Trees/Soham/<br>CA | Trinder & Co Post Office 41 High Street Soham. T1 & T2 Apple – Reduce crowns to previous points (last done approx. 6 years)  |   |
|         | STNN/19/321                             | Addition of property name The Hollies 2E Hall Street Soham.  |   |
|         | APP/V0510/W/<br>19/3240380              | 8 The Cotes Soham. Proposed construction of 1no. two bedroom dwelling. Town & Country Planning Act. An appeal has been made to the Secretary of State against the decision of East Cambridgeshire District Council to refuse to grant planning permission. |   |

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|         | 19/01727/TRE & Trees/Soham/CA. | . 76 Clay Street Soham. T1 Corkscrew Willow (Salix Matsudana 'Tortuosa) – Fell to ground. |  |  |
| PL06/20 | <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.      | 19/01729/FUL                   | Public Footpath 17 Soham  | Surface improvements works to a section of public right of way 205/17 and immediately adjoining land located south west of The Shade Soham.  | Approved unanimously by show of hands – No comment or objection, discussed at end of meeting   |
| b.      | 19/00717/OUM                   | Broad Piece Soham   | Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece – AMENDMENT – involves location plan, highways improvements, noise report, PW pumping station and response to CCC Highways.  | Approved unanimously by show of hands – comments in objection & concern as previous under PL 57/19 & PL 62/19i (July 2019 meeting)<br>NOTED Planning Chairman and Chairman to make representation at Planning Authority meeting regarding matters          |
| c.      | 19/01765/OUT                   | Ventatadri 5 The Birches Soham  | Proposed construction of 2no. detached dwellings, garaging, parking, access and associated works   | Approved unanimously by show of hands – No comment or objection  |
| d.      | 19/01725/FUL                   | 11A Sand Street Soham   | Proposed front and side extension  | Approved unanimously by show of hands- overdevelopment of site and noted within the conservation area.   |
| e.      | 19/01600/ESHYB                 | Soham Eastern Gateway Site Pratt Street Soham.  | Hybrid planning application for residential led mixed use development for up to 540 dwellings at Soham Eastern Gateway site compromising – 1. Full planning permission for the erection of 128 dwellings, construction of new roundabout and main spine road from A142, open space and landscaping, drainage attenuation, associated highways and utilities services and footpath diversions: and 2. Outline planning permission to demolish the existing medical centre and for erection of up to 412 | Approved unanimously by show of hands – comments in objection & concern as previous under PL 57/19 (July 2019 meeting)<br><br>NOTED Planning Chairman and Council Chairman to make representation at Planning Authority Planning meeting regarding matters |

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|         |  |                          | <p> dwellings, vehicular access onto Brewhouse Lane, a mixed use hub (Class A1/A2/A3/A5/B1/D1 and C3 uses), land for a new and enlarged medical centre (Class D1), associated open space and landscaping, highways and infrastructure works. All matters reserved with the exception of access.</p> |  |
| f.      | 20/00038/FUL   | 28 East Fen Common Soham | Convert existing double garage to home office.  | <p>Approved unanimously by show of hands-application should be refused on the following grounds:<br/> NOTED A Councillor expressed an opinion that garages should not be converted to living space.<br/> As this access is 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> |
| PL07/20 | <b>OTHER URGENT PLANNING MATTERS:</b><br>None                      |                          |   |  |
| PL08/20 | <b>DATE OF NEXT MEETING:</b><br>Monday 23 March 2020 1pm, Pavilion |                          |   |  |