

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 24 February 2020 at the Pavilion, Soham.

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| | PRESENT: Cllr A Pallett (Chair), R Aitchison, E Johnston, G Dyer, P Lane, D Woricker, C Warner, P Leonard & A Curtis. | |
| PL09/20 | PUBLIC COMMENT TIME: NOTED a resident made representation regarding 19/01600/ESHYB, Soham Eastern Gateway and concerns regarding the Noise Report supplied by the developer. They also noted that the Environmental Impact Assessment had the same measurements and data and that there was nothing new within it and that the Acoustic Survey was over 3 years old and used the original plans that had now been withdrawn. NOTED a resident made representation regarding This Land Ltd. They queried why CCC and ECDC allowed the widening of Pratt Street for access onto the proposed site when this is now not part of the proposed access onto the development. Cllr Warner noted that rate payers money was spent on widening the road at Pratt Street. | |
| PL10/20 | APOLOGIES FOR ABSENCE: Apologies were received from Cllr Aitchison, Johnston, Woricker & Gipp. Cllr Leonard and Curtis were recorded as absent. | |
| PL11/20 | DECLARATIONS OF INTEREST: None | |
| PL12/20 | PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS: | |
| | 19/01603/FUL | 16 Broad Piece Soham. Garage conversion with a porch area and removal of chimney. APPROVED |
| | 19/01484/OUT | The Granary Long over Drove Soham CB7 5UP <i>Conversion of existing granary building to dwelling. REFUSED – Reasons for refusal – a. 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. b. The proposal would result in the loss of a premises currently or last used for employment purposes. The application provides insufficient information to justify the loss of the employment site or the lack of viability for its use. Additionally it is considered the proximity of the proposal would impact the use and functioning of the adjoining employment premises. This is contrary to policy EMP1 of the Local Plan 2015 which seeks to ensure land or premises for employment uses B1, B2 and B8 are retained.</i> |
| | 19/01710/FUL | 65 Guntons Close Soham APPROVED |
| | 19/01580/FUL | The Limes 6 High Street Soham Proposed erection of 1 ½ storey, 1 bedroom dwelling. Removal of two trees as shown on the attached plans. Resurfacing of existing car parking court and replacement of all existing garage doors with new timber side hung doors. APPROVED |

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| | 19/01626/FUL | 97 Clay Street Soham CB7 5HL | Demolition of existing wall and replace with 1.8m close boarded fence with soft landscaping in front. WITHDRAWN | |
| | 19/01752/FUL | 11A Sand Street Soham CB7 5AA | Proposed front and side extension. APPROVED | |
| PL13/20 | NOTIFICATIONS: | | | |
| | APP/V0510/W/ 20/3244917 | Town & Country Planning Act 1990. Site South West of 15 Bittern Grove Soham. Construction of two bedroom, two storey detached 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 | | |
| | STNN/19/344 | Great Fen Road from Northfield Road Soham | | |
| PL14/20 | PLANNING APPLICATIONS: | | | |
| | ECDC planning number | Address | Description of works | Comments (Objection/other material planning comments) |
| a. | 20/00081/RMA | Land Adj 144 Brook Street Soham CB7 5AE | Approval of the details for reserved matters for appearance, landscaping and layout of planning application 16/01350/OUT. | Approved unanimously by show of hands – No comment or objection |
| b. | 20/00064/FUL | Barley Cottage Barcham Road Soham | Proposed secure machinery store, mess room & office used in association with existing game breeding farm. | Approved unanimously by show of hands – NOTED that an agricultural restriction should be placed on the proposed development. |
| c. | 20/00074/FUL | Lloyds TSB Bank Plc 8 Churchgate Street Soham | Change of use from A2 Professional Services to C3 Dwelling house to the ground floor including removal of rear fire escape staircase, demolition of rear prefabricated shed building, the part demolition and the relocation of existing boundary wall. Proposed 5x apartments. | Approved unanimously by show of hands – NOTED with regret the loss of another commercial building within the High Street. NOTED any remedial work on the fabric of the building should match existing |
| d. | 19/01413/OUM | The Soham Lodge Nursing Home Soham Bypass Soham | Extension of existing care home to include two storey addition to care home, 15no assisted residential apartments, 90no assisted residential apartments with ancillary facilities, 54no staff bedsits and flats together with 37no open market dwellings. – AMENDMENT – involves amended Transport Assessment & amended response to consultee comments. | Approved unanimously by show of hands – Previous comments stand |
| e. | 19/01520/VARM | Land South of Blackberry Lane Soham | Variation of condition 2 (Approved Plans) 7 (Surface Water Drainage Scheme), 16 (Acoustic | Approved unanimously by show of hands, no objection |

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| | | | <p>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 Hybrid Planning Application – Full Application for the erection of 160 dwellings and associated access, parking and open space; Outline Application of 8 Self-Build Dwellings – AMENDMENT – involves revised pumping station details.</p> | <p>NOTED that Anglian Water have increased the capacity of their tanks from 4 – 12 hours.</p> |
| f. | 19/01600/ESHYB | <p>Soham Eastern Gateway Site Pratt Street Soham</p> | <p>Hybrid planning application for residential led mixed use development for up to 540 dwellings at Soham Eastern Gateway site comprising – 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 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. – AMENDMENT – Additional information received includes Nosie Report.</p> | <p>Approved unanimously by show of hands – Previous comments stand</p> |

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| g. | 20/00028/FUL | Green Acres Barcham Road Soham | New ménage | Approved unanimously by show of hands – No comment or objection |
| h. | 20/00203/FUL | Land off Barway Road Barway | Construction of 3no. four bed detached dwellings with associated access. | Approved unanimously by show of hands – Outside the development envelope as shown on Map 8.3 within the 2015 Local Plan |
| i. | 20/00202/FUL | Cotes Farm The Cotes Soham | 1No replacement poultry building following demolition of existing poultry building; and installation of a new ventilation system and replacement external cladding on 3 No. existing poultry buildings. | Approved unanimously by show of hands – No comment or objection |
| PL15/20 | OTHER URGENT PLANNING MATTERS: None | | | |
| PL16/20 | DATE OF NEXT MEETING: Monday 30 March 2020 1pm, Pavilion | | | |