

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 24 August 2020 at the Pavilion, Soham & via ZOOM

	<p>PRESENT: Cllr A Pallett (Chair), R Aitchison, E Johnston, P Lane, C Warner, G Dyer & D Woricker present in Council Chambers.</p> <p>Meeting was delayed by 10 minutes due to technical difficulties.</p>																									
PL31/20	<p>PUBLIC COMMENT TIME: None Cllr Pallett provided an update from Rebecca Saunt Planning Manager at ECDC regarding developments on Great Fen Road & The Cotes. 'These are outside the development envelope and would normally be refused on that basis. However, if there is an extant permission on a site for a dwelling and that has to form a material consideration as part of the assessment on the application. Officers have been consistent and refused or recommended refusal of applications in both The Cotes and Great Fen Road. This site though was overturned by Councillors and that permission has to be a material consideration.' Cllr Warner requested the Assistant Clerk obtain a copy of ECDC planning minutes.</p>																									
PL32/20	<p>APOLOGIES FOR ABSENCE: Apologies were received from Cllr Leonard .</p>																									
PL33/20	<p>DECLARATIONS OF INTEREST: Cllr Johnson disclosed a DPI for item PL36/20 20/01018/FUL</p>																									
PL34/20	<p>PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:</p> <table border="1"> <tr> <td>20/00464/FUL</td> <td>Soham Connect BP The Shade Soham</td> <td>Installation of EV charging bays and associated power connections. APPROVED</td> </tr> <tr> <td>20/00637/FUL</td> <td>9 Brook Street Soham</td> <td>First floor extension together with further upgrading and refurbishment works and change garage to habitable room. APPROVED</td> </tr> <tr> <td>19/01227/FUL</td> <td>Site North of 26 Great Fen Road Soham</td> <td>Proposed chalet bungalow, garage, access and associated site works. APPROVED</td> </tr> <tr> <td>20/00729/FUL</td> <td>Site West of 137A The Butts Soham</td> <td>Demolition of Agriculture Barn with Consent for Change of Use (Two Dwellings) to allow for Construction of Two New Dwellings with Access, Garaging, Parking & Site Works (ECC ARN Application Ref.No. 19/01428/ARN) WITHDRAWN</td> </tr> <tr> <td>19/00806/VAR</td> <td>Soham Joinery 119 Mereside Soham</td> <td>To vary condition 1 (approved plans) of previously approved 17/01000/OUT for the erection of up to 4no. dwellings to include details relating to scale and access to/from highway. APPROVED</td> </tr> <tr> <td>20/00746/FUL</td> <td>Unit 8 Northfield Road Business Park Northfield Road Soham</td> <td>Proposed industrial unit. APPROVED</td> </tr> <tr> <td>20/00352/FUL</td> <td>23 A The Cotes Soham</td> <td>Two storey side and rear extension – resubmission of previously approved 19/01039/FUL. WITHDRAWN</td> </tr> <tr> <td>20/00327/FUL</td> <td>Land adjacent 7 Kents Lane Soham</td> <td>Proposed dwelling (re-submission of 17/00565/FUL). APPROVED</td> </tr> </table>		20/00464/FUL	Soham Connect BP The Shade Soham	Installation of EV charging bays and associated power connections. APPROVED	20/00637/FUL	9 Brook Street Soham	First floor extension together with further upgrading and refurbishment works and change garage to habitable room. APPROVED	19/01227/FUL	Site North of 26 Great Fen Road Soham	Proposed chalet bungalow, garage, access and associated site works. APPROVED	20/00729/FUL	Site West of 137A The Butts Soham	Demolition of Agriculture Barn with Consent for Change of Use (Two Dwellings) to allow for Construction of Two New Dwellings with Access, Garaging, Parking & Site Works (ECC ARN Application Ref.No. 19/01428/ARN) WITHDRAWN	19/00806/VAR	Soham Joinery 119 Mereside Soham	To vary condition 1 (approved plans) of previously approved 17/01000/OUT for the erection of up to 4no. dwellings to include details relating to scale and access to/from highway. APPROVED	20/00746/FUL	Unit 8 Northfield Road Business Park Northfield Road Soham	Proposed industrial unit. APPROVED	20/00352/FUL	23 A The Cotes Soham	Two storey side and rear extension – resubmission of previously approved 19/01039/FUL. WITHDRAWN	20/00327/FUL	Land adjacent 7 Kents Lane Soham	Proposed dwelling (re-submission of 17/00565/FUL). APPROVED
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	STNN/19/366	Schedule of Certification of Street Numbering for Land Rear of 55 to 69 Fordham Road Soham. Skimmer Chase, Meadowhawk, Hawker Drive and Emerald Way		
PL36/20	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	20/00691/FUL	27 Qua Fen Common Soham	Two storey rear extension and porch	No objections but 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.
b.	20/00522/FUM	Site South West of Meadow View Farm The Butts Soham	Full planning application for the construction of a solar farm and associated works including inverter stations, DNO building, security measures, connection point to the national grid, communications mast, landscaping and upgrading access road. Site accessible to vehicles via a farm track leading from the A1123. – AMENDMENT – Revised enlarged red line to allow wider access into the site. Additional photomontages.	Following the use of construction traffic at the build stage that Bracks Drove is reinstated to an acceptable standard or a contribution be made to Soham Town Council to reinstate. That an environmental statement be provided to show how the general green areas will be maintained and cared for. That a Decommissioning Statement is provided. To look into purchasing electricity to make Soham a green town and how a commercially

				acceptable price can be reached. NOTED our comments submitted from our May planning meeting requesting documents and these are still not available on the web portal.
c.	20/01018/FUL	3 Fountain Lane Soham	Proposed ground floor extension	No comments or objections
d.	20/00918/FUL	53 Celandine View Soham	Change of use of 2/3 of a detached garage to become a beauty room, for only myself retrospective. AMENDMENT – The additional information received includes a plan to demonstrate the existing parking situation and a plan to demonstrate the proposed garage floor plan	Concerns raised regarding lack of amenity i.e. parking which could cause a nuisance to neighbouring properties Under the Town & Country Planning Act Order 1987 should there be a change of use applied
e.	20/00654/FUL	1A Centre Road Soham	Single storey front extension. AMENDMENT – Involves changes to provide higher quality design	No comments or objections
f.	20/00839/FUL	Land South West 81 Northfield Park Soham	Proposed 3 bed detached house, parking, access and associated site works.	Over development of site. Unclear on plans where the parking for new development will be situated
g.	20/00955/FUL	Hainey Farm Barway	Demolition of dilapidated agricultural sheds, replacement machinery shed and extension to existing workshop.	No comments or objections
h.	20/00986/FUL	Holly Farm Barcham Road Soham.	Proposed Farm Workers dwelling with detached garage, parking, access and associated site works. (Revised design of extant permission 16/00951/FUL)	This development should be subject to agricultural restrictions due to it being a farm workers dwelling. Outside the development envelope
i.	20/00973/VAR	Sandford Farm Barway	To vary condition 1 (Approved Drawings) of previously approved 18/00016/FUL for new office build including associated storage building.	No comments or objections
j.	20/00948/FUL	Salvation Army Hall Bushel Lane Soham	Ground Floor Change of use to Class B1 (C) and addition of First Floor flat to Change of use to Class C3.	Concerns raised regarding lack of parking and deliveries, Bushel Lane is very narrow at the top, this could cause issues with traffic flow when deliveries are made to and from the site.

				Concerns raised regarding the noise and smells generated from the site, could be classed as a nuisance. Is this appropriate for a residential area? The Planning Committee noted their concern at the loss of a community building in Soham.
k.	CCC/20/051/F UL	North Angle Farm Angle Common Soham	. Erection of Solar PV Panels and associated infrastructure and landscaping	Following the use of construction traffic at the build stage that Bracks Drove is reinstated to an acceptable standard or a contribution be made to Soham Town Council to reinstate. That an environmental statement be provided to show how the general green areas will be maintained and cared for. That Decommissioning Statement is provided. To look into purchasing electricity to make Soham a green town and how a commercially acceptable price can be reached. The also noted that: A woodland community orchard would be planted, could you confirm what will be planted and how this will be maintained A high pressure gas pipe and main sewer crosses over the proposed development Unclear how the solar farm will link with the community
l.	20/01055/FUL	Soham Connect BP The Shade Soham	Installation of EV charging bays and associated power connections	No comments or objections
PL37/20	OTHER URGENT PLANNING MATTERS: None			
PL38/20	DATE OF NEXT MEETING: Monday 28 September 2020 1pm, Pavilion			