

## PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on Monday 27 July 2020 at the Pavilion, Soham & via ZOOM**

	<b>PRESENT:</b> Cllr A Pallett (Chair), R Aitchison, E Johnston, P Lane, C Warner present in Council Chambers and Cllr P Leonard, G Dyer & D Woricker attended via Zoom.	
<b>PL23/20</b>	<b>PUBLIC COMMENT TIME:</b> None Cllr Pallett updated us on government guidelines on various planning issues; 1. New application for Soham station is passed for spring 2022 completion 2. Mereside development (108 dwellings). Online public consultation completed, but as yet no planning application documents received in STC offices. Number of objections have been made. 3. New Government website for various updates on planning as processes: Impact of COVID (new laws – 21 <sup>st</sup> July 2020 and in place by September this year) It will govern new homes and town centres etc. with implementations. 4. Full planning applications will not be required to demolish or re use unused buildings, for re purposing. 5. Home owners can add up to two stories to their existing homes for their families. Noting impact and look of properties and area etc. 6. New reform to be announced soon for high quality homes and greener communities. 7. Lapsed planning permissions from 2020, will be extended to May 2021 or later if necessary. 8. Less building on green field sites and letting locals decide more on development. 9. More affordable homes etc. Cllr Pallett urged all to look at and keep updated via the government website. We, STC, will remain consistent in keeping to our plans and within guidelines which we already follow.	
<b>PL24/20</b>	<b>APOLOGIES FOR ABSENCE:</b> Cllr Gipp was recorded as absent.	
<b>PL25/20</b>	<b>DECLARATIONS OF INTEREST:</b> None	
<b>PL26/20</b>	<b>PLANNING DECISIONS (ECDC) RECEIVED IN MONTH &amp; MINOR MATERIAL PLANNING MATTERS:</b>	
	20/00561/P18	Old Railway Depot (gtrm) Station Road Soham Reintroduction of Soham Railway Station. <b>APPROVED</b>
	20/00425/FUL	76 Clay Street Soham First floor extension and internal alterations. <b>APPROVED</b>
	20/00430/OUT	Dunvegan 29 Bancroft Lane Soham Proposed new dwelling. <b>APPROVED</b>
	19/01595/OUT	59A Great Fen Road Soham Construction of 4no. single storey dwellings, redeveloping of existing timber yard. <b>REFUSED</b>
	20/00337/FUL	Site West of 88 Fordham Road Soham Proposed residential development utilising existing access & including all associated parking & site works. <b>REFUSED</b>
	20/00427/FUL	11A Townsend Soham Construction of 1no. three bedroom, two storey detached dwelling and associated works. <b>REFUSED</b>
	20/00076/FUL	Land adj Pantile Stud Great Fen Road Soham Construction of 1no three bedroom single storey dwelling, garage, parking, access and associated site works. <b>APPROVED</b>
	20/00652/FUL	76 Brewhouse Lane Soham CB7 5JE Extension of first floor dormer to rear elevation and erection of porch to gable. <b>APPROVED</b>

	20/00419/FUL	Land adjacent to 141 Brook Street Soham	Demolition of existing farm buildings to allow for residential development comprising of 3 no. two storey detached dwellings with garaging, parking & associated works. <b>APPROVED</b>	
PL27/20	<b>NOTIFICATIONS:</b>			
	APP/V0510/W/20/3244917	Town and Country Planning Act 1990 Appeal Site South West of Bittern Grove Soham – The appeal is dismissed		
	STNN/20/40	Plot 3 & 4 Orchard Row Soham renumbered 7 & 9		
	STNN/20/27	Land East of The Barn Randalls Farm Barway renamed Barway House 15		
	APP/V0510/C/20/3249079	Town & Country Planning Act 1990 Appeal Under Section 174. Land Northeast and adjoining 14A The Cotes Soham. Without planning permission the change of use of an existing agricultural building to D2 use as a gymnastics club, and the use of a shipping container as a tea hut and waiting area ancillary to the gymnastics use.		
PL28/20	<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.	20/00464/FUL	Soham Connect BP The Shade Soham	Installation of EV charging bays and associated power connections AMENDMENT – involves the addition of a third EV charging bay and associated infrastructure.	No comment or objection
b.	20/00327/FUL	Land adjacent 7 Kent's Lane Soham	Proposed dwelling (re-submission of 17/00565/FUL)	No comment or objection
c.	20/00569/FUL	Land West of 14 The Shade Soham	Two restaurants/cafes within Use Classes A1, A3 and/or A5 with drive-thrus and associated car parking, landscaping, infrastructure and associated works – AMENDMENT – Additional information received includes a noise assessment.	Outside the development envelope as shown on ECDC Policy Map 8.35 from 2015 Local Plan. The Chairman of the planning committee and the Chairman of Soham Town Council have been advised by ECDC that the land supply is now sufficient and therefore no weighting should be applied in favour of the principle of development of this site. NOTED In line with Government guidance fast food outlets should not be within 400m of places of education. On this basis the Chairman of the planning committee and the Chairman of Soham Town Council feel assured that the appropriate weighting in rejecting this current

				<p>proposal will be duly applied.</p> <p>In the Local 2015 plan: Para 5.4. point 5.4.1. It states that ' any such development will only be permitted where it would not adversely affect its surroundings and is easily accessed by foot or cycle from the settlement centre along clear links'. This development does not fit this criteria.</p> <p>Whilst not a material planning consideration it should be noted that the BP garage has a Costa Coffee within its premises.</p>
d.	20/00853/FUL	4B West Drive Gardens Soham	Single storey conservatory / garden room extension with small observatory above, together with insertion of small window within apex of south facing gable of detached garage.	The planning committee requested that restrictions are put in place to prevent the occupiers overlooking and or looking into neighbouring properties.
e.	20/00897/FUL	10 Bittern Grove Soham CB7 5FR	Extension above existing single storey extension and single rear storey extensions.	No objections or objections
f.	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	The planning committee could not make a decision due to insufficient information and lack of documentation (plans) to support a use of class change where not for commercial purposes. Under the Town & Country Planning Act (Use Classes) Order 1987 (as amended) Concerns noted regarding loss of amenity i.e. parking which in turn could cause a nuisance to neighbouring properties
PL29/20	<b>OTHER URGENT PLANNING MATTERS:</b> None			
PL30/20	<b>DATE OF NEXT MEETING:</b> Monday 24 August 2020 1pm, Pavilion			