

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 26 October 2020 via ZOOM

	PRESENT: Cllr A Pallett (Chair), R Aitchison, P Lane, C Warner & G Dyer	
PL47/20	PUBLIC COMMENT TIME: A presentation was given by Georgina McCrae & Joel Fayers on behalf of Linden Homes (Land allocated in emergent 2017 Local Plan but not the adopted Local Plan 2015 – outside current development zone) – Community consultation for land at Cherrytree Lane Soham.	
PL48/20	APOLOGIES FOR ABSENCE: Apologies were received from Cllr E Johnston & D Woricker. Cllr Leonard was absent.	
PL49/20	DECLARATIONS OF INTEREST: Cllr Pallett declared a personal interest regarding item K. 19/00717/OUM	
PL50/20	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	20/00691/FUL	27 Qua Fen Common Soham CB7 5DQ Two storey rear extension and porch. APPROVED
	20/00948/FUL	Salvation Army Hall Bushel Lane Soham Ground floor changes of use to Class B1 (C) and addition of first floor flat to change of use to Class C3. REFUSED
	20/01018/FUL	3 Fountain Lane Soham Proposed ground floor extension APPROVED
	20/00897/FUL	10 Bittern Grove Soham CB7 5FR Extension above existing single storey side extension and single storey rear extensions. APPROVED
	20/01128/TRE	49 Mill Corner Soham CB7 5HT T1 Cherry – Reduce height and spread by 2-2.5m crown lift to clear adjacent roof by 1.5m shape and balance. APPROVED
	20/00839/FUL	Land South West 81 Northfield Park Soham Proposed 3 bed detached house, parking, access and associated site works. APPROVED
	20/01055/FUL	Soham Connect BP The Shade Soham Installation of EV charging bays and associated power connections. APPROVED
	20/01162/TRE	10 White Hart Lane Soham CB7 5JQ T1 Yew - Remove due to size, health of tree and proximity to property. APPROVED
	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 upgraded access road. Site accessible to vehicles via a farm track leading from the A1123. APPROVED
	20/01106/ADN	14 Churchgate Street Soham CB7 5DR Proposed non illuminated sign APPROVED
	20/00768/FUL	The Hatchery Broad Piece Soham Single storey rear extension forming loading bays & ancillary area for the existing building. APPROVED
	20/01153/FUL	Highfield 5D Barway Road Barway Erection of gym/office as ancillary accommodation. APPROVED

	20/01058/TRE	Old Railway Depot (gtrm) Station Road Soham	G1 Mixed Species – Remove all vegetation in marked areas to facilitate site development. APPROVED	
	20/00997/TRE	30 Station Road Soham	T1 Silver Birch - Reduce crown by up to 3m and raise crown to 4m from ground level. APPROVED	
PL51/20	NOTIFICATIONS:			
	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 upgraded access road. Site accessible to vehicles via a farm track leading from the A11233. Application has been put forward for inclusion in the Planning Committee Agenda for the meeting on 7 October 2020 at 1pm.		
	STNN/20/98	Schedule of Certification of Street Numbering Plot 2 Great Fen Road Soham to Great Fen View 63C Great Fen Road Soham		
	ECDC	Supplementary Planning Document on Climate Change Consultation Notice		
	ECDC	Supplementary Planning Document on Custom and Self-Build Housing Adoption Notice.		
	ECDC	Supplementary Planning Documents on the Natural Environment Adoption Notice		
	NOTED	The publication by Government of the White Paper Planning for the Future on 6 August 2020, which sets out proposals for changes to the planning process for the future. https://www.gov.uk/government/consultations/planning-for-the-future		
PL52/20	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	20/01001/TCON	4 Ennion Close Soham	To comply with Condition 12 (Tree topping, lopping & felling) of Decision Notice 94/00912/FUL	Clarity sought regarding planning applications for any tree works
b.	20/01110/FUL	40 Centre Road Soham CB7 5AX	Front porch extension and alterations to rear single storey extension & rear dormers. Alterations to rooflights to front elevation and reposition rooflights to front & side (part retrospective).	No comments or objections
c.	20/01244/FUL	Broomstick Cottage 28 The Cotes Soham	Extension forming kitchen.	No comments of objections
d.	20/01262/FUL	17 Orchard Row Soham CB7 5AY	Single storey garden games room / gymnasium.	Noted concern from the planning committee that this may be run as a business NOTED lack of access to the back of the new extension
e.	20/00962/FUL	Hodson Farm 29 Hasse Road Soham	Demolition of former barn and cart lodge buildings & construction of 1no. four	NOTED Outside development envelope, unsustainable and loss of an agricultural building.

			bedroom detached dwelling and detached garage.	
f.	20/00839/FUL	Land South West 81 Northfield Park Soham	Proposed 3 bed detached house, parking, access and associated site works.	Already approved
g.	20/00843/FUL	17 Barway Road Barway CB7 5UA	Extend dog kennel to make more room for storage and erect a garden shed (retrospective)	No objection so long as it is not for commercial use
h.	20/01232/FUL	7 Churchgate Street Soham CB7 5DS	Conversion of existing building into 4no. residential flats.	Concerns noted regarding lack of parking. Noted the planning committee would hope that the façade remains the same
i.	20/01301/FUL	Land North East of 9 The Shade Soham	Two bedroom detached bungalow with garage, parking, turning and associated site works.	NOTED over development of site and concerns raised regarding surface water and drainage
j.	20/01290/TRE	St Andrews C of E Primary School Sand Street Soham	T41 Oak – Reduce entire crown by 3m using coronet cuts T39 Sycamore – Reduce lateral branches overhanging boundary line by 2m.	No comment or objection
k.	19/00717/OUM	Broad Piece Soham.	Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece – AMENDMENT – to show existing and proposed road alignment along Broad Piece to provide a 1.8m footway and 5.5m carriageway, with highway land.	Approved unanimously comments in objection & concern as previously noted. NOTED concerns that this proposal shows that Broad Piece Common between section A & section B, is being used to extend the footpath and any use of common land is not permitted. (Map enclosed for information) The Planning Committee also noted that the drainage issues for the site should be approved as part of the application and NOT as reserved matters as it affects residents homes and the water table in the area.
l.	20/01278/VAR	Site West of 57 Great Fen Road Soham	To vary Conditions 1 (Approved Drawings), 3 (External Materials), 7 (Foul and Surface Water Disposal Scheme), 8 (Biodiversity) of previously approved	No comment or objection

			20/00874/FUL for proposed residential dwelling with attached double garage and hobbies room over, along with all associated access, parking & site works.	
m.	20/01206/FUL	Barway House 15 Barway Road Barway	Garage with car port	No comment or objection
n.	20/01312/FUL	Oakwood House 3 Barcham Road Soham	Retrospective application for change of use from a garden room to a beauty room.	Noted concerns raised regarding business use on a residential road.
o.	20/01329/FUL	Oaklands Barcham Road Soham	Change of use from arable land to residential garden with tarmac children's play area.	No comment or objection
PL53/20	OTHER URGENT PLANNING MATTERS: None			
PL54/20	DATE OF NEXT MEETING: Monday 30 November 2020 1pm, Pavilion or Via Zoom			