

PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on Monday 28 September 2020
via ZOOM**

	PRESENT: Cllr A Pallett (Chair), R Aitchison, E Johnston, P Lane, C Warner, G Dyer & D Woricker	
PL39/20	PUBLIC COMMENT TIME: Cllr Pallett read out a resident comment: Dear Soham Town Council Planning Committee. I have not read through 114 documents especially as the present virus system is not a friendly system for public comment which is, and will be, taken advantage of by developers when plans are submitted for medium and large style developments. My comments result from an earlier Town Council Meeting at which an un-named developer was allowed to speak to the full meeting. At this meeting the developer, referred to a number of affordable houses/flats which allowed Cllr R. Aitcheson to comment " Will the affordable houses all be built nearest to the rail track ! " Could an answer be obtained with the NECESSARY assurances obtained. The assurances point is raised due to the poor relationships Soham has suffered with developers and no doubt more suffering to follow.	
PL40/20	APOLOGIES FOR ABSENCE: Apologies were received from Cllr Leonard .	
PL41/20	DECLARATIONS OF INTEREST: None	
PL42/20	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	20/00928/TRE Melton House 1 Townsend Soham	T4 Conifer – Fell to ground level. Tree is next to driveway the roots are lifting the tarmac. T3 Conifer – Fell to ground level. Tree is directly in front of a window and obscures light. G3 Group 4 trees Conifer, Cherry, Sorbus, Hawthorn – Fell to ground level. Trees are next to the driveway the roots are lifting the tarmac. T2 Taxus baccata (Yew) – Fell to ground level and replace. Tree has been damaged by fire. G1, 12 x Tilia (Lime) – Trees are situated along the boundary to the road. Re-pollard back to previous points. Trees have been pollarded previously to maintain their size and dense screen. APPROVED
	20/00874/FUL Site West of 57 Great Fen Road Soham	Proposed residential dwelling with attached double garage an hobbies room over, along with all associated access, parking & site works. APPROVED
	19/01229/FUL Land Between 37 and 38 Great Fen Road Soham	Proposed two storey dwelling, garage, parking, access and associated works. APPROVED
	20/00465/OUT The Pillars 1 The Birches Soham	Residential development for construction of 2no. three bedroom detached dwellings with parking, new access and associated site works. APPROVED
	20/00955/FUL Hainey Farm Barway CB7 5TZ	Demolition of dilapidated agricultural sheds, replacement machinery shed and extension to existing workshop. APPROVED
	20/00654/FUL 1A Centre Road Soham	Single storey front extension. APPROVED
	20/00973/VAR Sandford Farm Barway Road Barway	To vary condition 1 (Approved Drawings) of previously approved 18/00016/FUL for new office build including associated storage building. APPROVED
PL43/20	NOTIFICATIONS:	
	20/00968/TRE & Trees / Soham/CA	The Cemetery Fordham Road Soham. T149 – Reduce height by 3m and shape remaining canopy following damage from Storm Dennis

	20/00950/TRE & Trees/Soham/CA	Walter Gidney Pavilion Fountain Lane Soham. T56 Hose Chestnut – Has recently lost a limb and needs 3 of the lowest limbs to be reduced by up to 3 meters to reduce weight and as are slender over extended limbs.		
PL44/20	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	20/01077/FUM	Great Hasse Farm Hasse Road Soham	Conversion of Barn A & B into 11 residential dwellings to include parking and amenity space – No alteration to existing vehicle access as previously approved application 19/00012/LRN & 19/00013/LRN	Outside the development envelope, the site is unsustainable and the planning committee noted their concerns that agricultural buildings will be turned into residential units
b.	20/00768/FUL	The Hatchery Broad Piece Soham	Single storey rear extension forming loading bays & ancillary area for the existing business	The planning committee noted that this development crosses a County Wildlife Site, concerns raised that this is not damaged whilst any works are carried out. NOTED that the increased traffic with any new developments along Broad Piece will impact the area heavily.
c.	20/00540/FUL	58 Paddock Street Soham	Construction of 2 bedroom, two storey detached dwelling and associated works. AMENDMENT – Involves parking for existing dwelling included in red line. Two storey element of dwelling reduced in scale.	Over development of site
d.	20/01094/FUL	11A Townsend Soham	Proposed two storey 3 bed dwelling	Noted neighbour concern that bedroom 3 window overlooks the living room/bedroom & garden of property on Aspen Way. The Planning Committee noted that a bungalow would be better suited on the plot
e.	20/01106/ADN	14 Churchgate Street Soham	Proposed non-illuminated sign	No comments or objections
f.	20/01104/FUL	Saxon Farm Barn Long Dolver Drove Soham	Change of use of associated land to a 'glamping' site with associated access and parking.	Concerns raised regarding the increase in traffic along a very narrow road but the Town Council supports the general idea

g.	20/01153/FUL	Highfield 5D Barway Road Barway	Erection of gym/office as ancillary accommodation.	Conditions should be placed on the proposal to ensure that, at a future date, the building cannot be converted into living accommodation
h.	20/01145/FUL	Entomics Biosystems LTD NIAB Agrigate Research Hub Hasse Road Soham	Installation of a solar array and associated development	No comments or objections
i.	Proposed Application	The Shade Soham	To Divert a Public Right of Way to the North of Soham [CJ-WORKSITE.FID474882]	Email sent to Carter Jonas: Soham Town Council objects to diverting the public right of way by virtue that there is no planning permission in place.
j.	20/01182/FUL	65 East Fen Common Soham	Proposed additions & alterations along with rendering of existing painted facing brickwork walls & covered link to adjacent double garage.	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 and any damage caused should be rectified following completion of works.
k.	20/00183/FUL	5B Barway Road Barway	Proposed dwelling with associated garaging	NOTED the development boundary is close to the properties either side.
l.	20/01194/FUL	7 Angle Common Soham	Proposed single storey bathroom extension	No objections but NOTED - As this dwelling gains its access over common land via an easement related to an existing

				<p>(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 and any damage caused should be rectified following completion of works.</p>
m.	20/01174/FUM	Mereside Works 25 Mereside Soham	Demolition of the existing buildings on-site and the erection of 52 dwelling houses and 56 dwelling flats, a ground floor commercial unit for flexible A1 – A5 use, 186 parking spaces (68 demised, 90 allocated, 28 visitor), a children's play area.	<p>NOTED IN CONCERN & OBJECTION: 2 flats (D6 & D10, 2x 2 bedroom[4 person]) are smaller than the National Space Standards (breach of Standards)</p> <p>NOTED IN CONCERN & OBJECTION: out of 42 flats listed, 8 are affordable & 66 houses listed as 3 are affordable this equates to 11.1% affordable housing which is considerably less than stated in the Local Plan 2015 (30%). The build standard has not been addressed in this and should contain a detailed energy and sustainability statement using BREEAM or passive house compliance. No reference is made to the supplemental documents recently adopted by ECDC in regards to</p> <p>NOTED IN CONCERN & OBJECTION -no statement is provided to the inevitable vibration</p>

				<p>created by piling and heavy machinery will cause to those existing houses that are in close proximity to the site built in the 19th century and have little or no substantive foundations.</p> <p>NOTED IN CONCERN: re Transport Assessment report states that it is expected that 54% of resident homeowners on this development will travel by car-where was this data sourced as it seems unsupported by existing town statistics.</p> <p>NOTED IN CONCERN: The traffic survey report is inaccurate when compared to the data received in the recent Soham Market Town master plan which states that 56% of residents leave the town for work and this impacts on traffic movement throughout the Town.</p> <p>NOTED IN CONCERN & OBJECTION-Width of Mereside road is 5.5 metres (widest) at the exit point to the development with suggested permanent parking on one side. The aspect of road and adoption suitability needs to be reviewed and mitigation to junction and road improvements provided by the Developer.</p> <p>NOTED IN CONCERN & OBJECTION: The introduction of this housing development along now with the adjacent reintroduction of the railway station will only add to current roads issues and to the detrimental impacts wrt</p>
--	--	--	--	--

				<p>traffic management in this area already has for existing Mereside residents.</p> <p>NOTED IN CONCERN: general site issue-ongoing maintenance responsibilities for the SUDS on the proposed site noting that if there was no proper ongoing maintenance agreement for these specific structures the site would be exposed to increased drainage/flood problems.</p> <p>NOTED IN CONCERN & OBJECTION: procedurally that whilst the Developer had undertaken on on-line consultation where the plans could be viewed over the summer it had not demonstrated the results of providing any effective reach in the community to assure that there had been any public consultation to the proposal (noted that the town council had not been invited)</p> <p>NOTED IN CONCERN & OBJECTION: Ecological concerns were raised again regarding the (loss of the) Great Crested Newts which as a Protected Species under current legislation had been identified inhabiting the adjacent site (reintroduction of railway station) but had not been identified by Consultants at the time of reporting. Cllrs expressed that this was likely to be the case given that commencement on the adjacent site had failed to mitigate (provide alternate site) for these</p>
--	--	--	--	--

			<p>creatures being stripped of trees and levelled contra to the planning conditions for this site. This matter of breach has been reported to ECDC Enforcement Officer but to date no action has been taken.</p> <p>NOTED IN CONCERN & OBJECTION: Flooding -The adjacent river Lode is higher than parts of the proposed development and if the calculated '1 in 100 year flood event' happens here then this whole site will be subsumed. No consideration of this aspect nor the effects of global warming with regards to known rising sea levels. In the event of the sea overtopping the defences at Kings Lyn the Environmental Agency has the right to (and will) close the defences at Lyn causing the Ouse to back up causing land flooding as far as Cambridge. With this site at or below sea level and relying on the Lodes current capacity for drainage will inevitably cause flooding. A statement from the Environmental Agency needs to be obtained to address this issue.</p> <p>NOTED IN CONCERN & OBJECTION: to accommodate the number of houses on the site the proposal is for (relatively) narrow and small ground floors (footprints) including outside garden space amenity with build upwards to provide further accommodations.</p> <p>Given the effects of</p>
--	--	--	--

				<p>Coronavirus and the increasing need to work from home the lack of overall amenity space within these houses is of significant concern.</p> <p>NOTED IN CONCERN & OBJECTION: The lack of dedicated space (2 car minimum) per residence and the 'demised' arrangements are both insufficient and in positions that would encourage obstructions on the residential roads.</p> <p>APPROVED UNANIMOUSLY: members to recommend that ECDC Planning Committee refuse this development.</p>
n.	15/00032/DISC	Randalls Farm Barway	To discharge Condition 6 (Traffic Management Plan) of decision dated 01.05.2015 for erection of four dwellings and associated works	Already approved by ECDC planning
o.	18/00798/DISD	103 Mereside Soham	To discharge Condition 10 (Buff Brickwork Details) of decision 18/00798/FUL dated 6 August 2018 for demolition of existing building and replace with dwelling and garage.	Already approved by ECDC planning
PL45/20	OTHER URGENT PLANNING MATTERS: None			
PL46/20	DATE OF NEXT MEETING: Monday 26 October 2020 1pm, Pavilion or Via Zoom			