



Soham Town Council
The Walter Gidney Pavilion
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NOTICE OF MEETING:**Planning Meeting****TIME:** 1.00pm**DATE:** 31st July 2023**VENUE:** Walter Gidney
Pavilion Fountain Lane Soham
CB7 5ED

To: All Members of the Planning Committee

You are hereby summoned to attend the Planning Committee Meeting of Soham Town Council for the purpose of transacting the business as set out below. Any member not able to attend should send their apologies in before the meeting.

The meeting is open to members of the public (including the press), but is not a public meeting.

MJStrand

Marilyn Strand Town Clerk. 24th July 2023

AGENDA**PL19/23 PUBLIC COMMENT TIME**

- Open Forum to provide an opportunity for members of the public to raise questions for future agendas or on items that are on the current agenda
- To allow any members of the public and Councillors declaring an interest to address the meeting in relation to the business to be transacted at that meeting
- At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman. Limited to 3 minutes per person.

PL20/23 APOLOGIES FOR ABSENCE**PL21/23 COUNCILLOR'S DECLARATIONS OF INTERESTS**

- To receive declarations of interest from Councillors on items on the agenda
- For declarations of interest received, Councillors to inform the Chairman if they wish to speak on the matter during public participation and/or at the agenda item prior to discussion
- To receive written requests for dispensations for disclosable pecuniary interests (if any)
- To grant any requests for dispensation as appropriate

PL22/23 APPROVAL OF MINUTES

- To approve the minutes of 26th June 2023

PL23/23 DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS (FOR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED):

23/00347/FUL 3 The Birches Soham Single storey rear extension.

APPROVED

23/00410/FUL 43 High Street Soham Replacement air conditioning units.

APPROVED

23/00594/TRE The Pines 83 Paddock Street Soham T1 Conifer - Remove as crowding out better quality trees and impacting overhead cables.

APPROVED

23/00445/VAR Randalls Farm Barway Soham To vary Condition 1 (approved plans) for Plot 1 (Phase 1) of previously approved 21/01053/RMA

for Reserved matters for Approval of the details of the appearance and landscaping for the Proposed 3 No. two storey dwellings with integrated parking, access and associated site works permitted under 21/00059/VAR.

APPROVED

23/00544/FUL The Soham Lodge Nursing Home Soham Bypass Soham Retention of staff welfare unit – retrospective. **APPROVED**

23/00466/FUL 29A Broad Piece Soham Construction of detached garage to front of house. **REFUSED**

23/00543/VAR Randalls Farm Barway To vary Condition 1 (approved plans) for Plot 3 (Phase 3) of previously approved 21/01053/RMA for Reserved matters for Approval of the details of the appearance and landscaping for the Proposed 3 No. two storey dwellings with integrated parking, access and associated site works permitted under 21/00059/VAR. **APPROVED**

21/00672/FUL Land East Of 4 Long Dolver Drove Soham Proposed two traveller sites & associated site works including provision of ground mounted solar panels. **APPROVED**

23/00624/TRE 16 The Oaks Soham T1 Oak above play area - Reduce spread on garden side by up to 3m, Taper into upper and lateral crown to shape, remove moderate and major deadwood throughout crown, carry out inspection of cavity on major limb to assess decay. T2 Oak adjacent - Reduce spread on garden side by up to 3m, taper into upper and lateral crown to shape, remove moderate and major deadwood throughout crown.

APPROVED

23/00411/OUT Site Rear Of 57 To 65 Mereside Soham Residential development of 3no. two storey dwellings, garaging, parking, access road and associated site works. **WITHDRAWN**

23/00304/FUL 58A Fordham Road Soham Single storey rear extension. **APPROVED**

23/00563/FUL The Fountain 1 Churchgate Street Soham Construction of 2no. semi-detached three bedroom 2 storey dwellings with associated works, alterations to existing vehicular access and formation of a revised car park to serve the proposed development and the existing public house and demolition of existing wall at front boundary. **REFUSED**

23/00556/FUM Cotes Farm North Of 28A The Cotes Erection of a replacement poultry shed **APPROVED**

23/00447/FUL Geoff Hobbs Haulage Ltd Lorry Depot Highfield House 20 Regal Lane Soham Proposed ancillary building providing facilities for brake testing area and tacograph bay. **APPROVED**

23/00311/FUL 26 Millcroft Soham Construction of a front porch and internal and external alterations **APPROVED**

21/00629/FUL The Old Tiger 22 Northfield Road Soham Conversion of existing swimming pool enclosure to annexe (retrospective). **APPROVED**

23/00478/FUL 22 Chestnut Drive Soham Infill side extension to create garage/store. **WITHDRAWN**

23/00642/TRE Manana 48B High Street Soham T1 Red Norway Maple - Reduce height and spread on all sides by 2-3m back to previous pruning points and shape round T2 Variegated Norway Maple - Reduce height by 2m. Reduce spread on all sides by approximately 1.5m and shape round. **APPROVED**

23/00610/TPO 9 Adelaide Close Soham T1 Walnut tree - Cut back to stop future growing over property, pathway and guttering. As branches falling constantly onto property guttering and damaging, now requiring replacement, tree debris blocking downpipes and gutters, making property pathway slippery when accessing the back door and garden. Cut tree as per annotated photo & cut to clear public pathway. T2 Walnut tree located in 10 Adelaide close - Remove tree completely as tree is encroaching and damaging our property fence line. This tree is located very close to our boundary and is now damaging fence line. Constant debris falling all over our garden and patio space and blocking gutters, large branches overhanging both sides of the fence line. After speaking to our neighbour of No.10, we have both agreed that it would be best interests if the tree was removed. The tree is located in a tight space between both properties. The branches now large and overhanging, vehicles and property. The tree is just too big now for the small space it's crammed into. After tree is removed we can then repair our fence line making it safe for both children and pets
T3 Walnut tree - Cut tree as per annotated photo leaving at approx 6m (20ft) in height from ground height and raise crown to 2.5m from ground level.

REFUSED

23/00546/FUL Baileys Lodge 107 Mereside Soham Residential development comprising one dwelling, access, parking and pond.

APPROVED

23/00777/TRE 22 Sand Street Soham T1 Hazelnut - Fell to ground level as nearly dead. **APPROVED**

PL24/23 NOTIFICATIONS

STNN/22/194 Addressing 4 new dwellings Bank House High Street Soham to 1 Templar Court, 2 Templar Court, 3 Templar Court, 4 Templar Court High Street Soham

STNN/22/168 Addressing Site NW of Bancroft Lane renamed Flint Lane

22/00545/FUL Crow Hall Farm Site North Of 20 Northfield Road Soham Construction of a single storey 4 bed detached dwelling. This application has been put forward for inclusion in the next ECDC Planning Committee Agenda. The meeting will be held at the Council Offices on 2nd August 2023 at 2pm

23/00483/FUL 135 The Butts Soham Erection of outbuilding and associated works – retrospective This application has been put forward for inclusion in the next ECDC Planning Committee Agenda. The meeting will be held at the Council Offices on 2nd August 2023 at 2pm

PL25/23 PLANNING APPLICATIONS

- a. **23/00493/FUL** The Brook House Brook Street Soham Construction of 19 room hotel and associated facilities.
- b. **23/00687/FUL** Land North Of 12 Northfield Business Park Northfield Road Soham Extension to existing industrial unit (130sqm).
- c. **23/00611/FUL** 56A Great Fen Road Soham Construction of three horse stables
- d. **23/00146/RMM** Broad Piece Soham Residential development for 166 dwellings and identification of 9 self build plots, open space and associated infrastructure for previously approved 19/00717/OUM for proposed erection of up to 175 dwellings and associated infrastructure with access from Broad

- Piece – **AMENDMENT** - Revised documents and reports to address consultee comments as well as changes to design of dwellings and layout.
- e. **23/00370/FUL** 5 Chestnut Drive Soham Proposed single storey extension – **AMENDMENT** - to design of proposed extension
 - f. **23/00746/FUL** 70 Paddock Street Soham Part garage conversion and associated works
 - g. **23/00547/FUL** 67 Fordham Road Soham Change of use of one room from a study into dog grooming.
 - h. **23/00744/FUL** 20A Sand Street Soham Rear extension
 - i. **23/00748/FUL** Wardens House 36 The Crescent Soham Single storey front extension to form new entrance and downstairs shower room
 - j. **23/00773/OUT** Land East Of Mill Drove Farm Mill Drove Soham Proposed erection of 1no private detached dwelling, associated works, car parking and altered access
 - k. **23/00542/FUL** Land Adjacent 7 Kents Lane Soham Proposed dwelling-resubmission of 17/00565/FUL
 - l. **23/00795/FUL** 6 Redshank Close Soham Integrated garage conversion into additional bedroom

PL26/23 DATE OF NEXT MEETING

Monday 21st August 2023, 1.00pm @ Walter Gidney Pavilion

Any business to be considered by the Planning Committee must be delivered to the Assistant Clerk for inclusion on the agenda at least 7 days prior to the meeting