



Soham Town Council
The Walter Gidney Pavilion
Fountain Lane
Soham
Cambridgeshire CB7 5ED

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NOTICE OF MEETING: Planning Committee

TIME: 1.00pm

DATE: 26th June 2023

VENUE: Walter Gidney
Pavilion Fountain Lane Soham

SOHAM TOWN COUNCIL

Minutes of the Soham Town Council Planning Committee Meeting held at the Walter Gidney Pavilion, Fountain Lane, Recreation Ground, Soham on Monday 26th June 2023.

	PRESENT: Cllrs A Pallett, G Dyer and R Aitchison. There were four members of public in attendance. There were 2 members of public present	
PL08/23	PUBLIC COMMENT TIME: None.	
PL09/23	APOLOGIES FOR ABSENCE: Cllrs E Johnston, D Woricker & A Jones.	
PL10/23	COUNCILLORS' DECLARATIONS OF INTEREST: None.	
PL11/23	APPROVAL OF MINUTES APPROVED unanimously planning minutes dated 22 May 2023	
PL15/23	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:	
	23/00532/TRE	3 Hall Street Soham T1 Willow – Fell G1 Group of 4 x Conifer – Fell. APPROVED
	23/00549/TRE	36 Pratt Street Soham T1 Robinia - 3m crown reduction. APPROVED
	23/00435/LBC	Flat 4 Cowell Chambers High Street Soham Proposed replacement of windows. APPROVED
	23/00487/TRE	Fir Tree House 38 Pratt Street Soham T1 - group of 10 small diameter fir trees. Trees are sited on the boundary of properties at 3 Ten Bell Land and 38 Pratt Street, the latter being contained within Soham's Conservation Area. Reduction in height to approximately 1m above the fence line, which would bring it in line with hedge/trees further to the left and approximate location of previous pruning identified by existing cut branches. APPROVED
	22/01194/FUL	Land Rear Of 7 And 7A Proposed development of seven dwellings, garages, parking, access and associated site works. APPROVED

		Townsend Soham		
	23/00211/FUL	60 Julius Martin Lane Soham	Proposed two storey side extension, ground floor rear extension, new front porch and a workshop / store in the garden. APPROVED	
PL16/23	NOTIFICATIONS: None			
PL17/23	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	23/00311/FUL	26 Millcroft Soham	Construction of a front porch and internal and external alterations – AMENDMENT - Reduction in bathroom window depth & amendment received on 13 June 2023 involves window alterations throughout design	No comment or objection
b.	23/00546/FUL	Baileys Lodge 107 Mereside Soham	Proposed residential development comprising one dwelling, access, parking and pond.	NOTED that the site is designated a country wildlife site and therefore why would new development be permitted
c.	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.	Insufficient car parking for the new dwellings and the public house. NOTED concerns raised by Highways. Not in keeping with the street scene. Over development of site.
d.	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	Concerns raised regarding the site being in a medium risk flood zone NOTED Highways concerns.
e.	23/00304/FUL	58A Fordham Road Soham	Single storey rear extension	No comment or objection
f.	23/00585/FUL	24 Qua Fen Common Soham	Construction of a 1 bedroom, two storey, end of terrace dwelling	Over development of site. No allocated parking. Parking on common land is not permitted.
g.	20/01174/FUM	Mereside Works 25 Mereside Soham	Demolition of the existing buildings on-site and the erection of 94 dwelling houses (66 dwelling	NOTED IN CONCERN & OBJECTION: 2 flats (D6 & D10, 2x 2 bedroom[4 person]) are smaller than the National Space

			<p>houses and 28 flats), a ground floor commercial unit for Class E use, which includes a total of 202 parking spaces on-site (176 residents parking spaces, 24 visitor spaces, and 2 commercial spaces) and a children's play area–</p> <p>ADDITIONAL INFORMATION & AMENDMENTS Proposed Site Plan - 200 Revision P11, Proposed Unit Mix Plan - 202 Revision P9, Parking Provision - 210 P6, Levels - 211 P7, Refuse Access - 212 Rev P6, Constraints - 214 Rev P6, Day Noise Plan - Opening Windows to Living Rooms, Night Noise Plan - Opening Windows to Bedrooms, Addendum to Basic Environmental Assessment Report, Biodiversity Report Update Statement, Energy and Sustainability Statement, Access and Movement Plan - CS098524-GLH-PLN-DRN-04, Arboriculture Impact Assessment - RT-MME-160009-02, Arboricultural Method Statement - RT-MME-160009-03, Landscape and Visual Appraisal Update 2023 - GH/007041-RP001, Landscape Masterplan - CS098524-GLH-PLN-DRN-02, Landscape SPD Compliance Summary, Open Space Assessment Update April 2023 - GH/007041-RP002, Proposed Tree Planting - CS098524-GLH-PLN-DRN05, Usable Open Space Areas - CS098524-GLH-PLN-DRN-05, Transport Addendum, Accommodation Schedule, Affordable Housing Viability Statement, Drawing issue register.</p>	<p>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 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</p>
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				<p>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 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</p>
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				<p>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:</p> <p>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 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:</p> <p>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</p>
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				<p>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 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</p>
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				refuse this development.
h.	23/00629/FUL	52 Great Fen Road Soham	Single storey side and rear extension, loft refuge MoE, site access and new cart lodge	NOTED neighbours concerns regarding boundary issues & drainage
i.	23/00470/FUL	18 Great Fen Road Soham	Proposed loft conversion including rear dormer window.	No comment or objection
PL07/23	DATE OF NEXT MEETING: Monday 31 July 2023 1pm at Walter Gidney Pavilion Soham			

Meeting Closed: 13:55hrs

Approved & Signed 31.07.2023