



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

Town Clerk: Marilyn Strand

T/F: 01353 723472
Email: info@soham-tc.gov.uk
Web: www.soham-tc.gov.uk

NOTICE OF MEETING: Planning Committee

TIME: 1.00pm

DATE: 25th September 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 25th September 2023.

	PRESENT: Cllrs Pallett, Dyer, & Woricker. There were 4 members of public present. The meeting was opened at 1:10pm (awaiting a quorum).		
PL35/23	PUBLIC COMMENT TIME: A member of the public asked about the building on land adjacent to Military Road. It is thought this is for agricultural use and is being erected under Permitted Development. A member of the public asked about the future of the Millcroft Allotment site and whether houses were planned for the site once the Council has purchased it. The Council is purchasing the site to use as an extension to the existing cemetery.		
PL36/23	APOLOGIES FOR ABSENCE: Cllr Aitchison & Cllr Johnston. Cllr Jones was absent from the meeting.		
PL37/23	COUNCILLORS' DECLARATIONS OF INTEREST: None.		
PL38/23	APPROVAL OF MINUTES: APPROVED unanimously planning minutes dated 31 st July 2023. Proposed Cllr Woricker, seconded Cllr Dyer.		
PL39/23	DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS:		
	23/00687/FUL	Land North of 12 Northfield Business park, Northfield Road	Extension to existing industrial unit (130sqm). APPROVED.
	23/00863/FUL	Sundial House 22 Pratt Street	Proposed insertion of 2 No. timber sliding sash windows in northern elevation. WITHDRAWN
	23/00592/AGN	Greens Of Soham Gate 1 45 Hasse Road	Erection of an agricultural machinery storage shed. Works carried out under Permitted Development Rights

	23/00493/FUL	The Brook House Brook Street	Construction of 19 room hotel and associated facilities. WITHDRAWN	
	23/00795/FUL	6 Redshank Close	Integrated garage conversion into additional bedroom. APPROVED	
	23/00788/TRE	St Andrews C Of E Junior School Sand Street	T6 Oak- To reduce entire crown by approx. 2-3m. Reason- evidence of historical branch failures and defects within crown. APPROVED	
	23/00746/FUL	70 Paddock Street	Part garage conversion and associated works. APPROVED	
	21/01758/FUL	Frost Folly 1 Barcham Road	Construction of annexe. APPROVED	
	23/00773/OUT	Land East Of Mill Drove Farm Mill Drove	Proposed erection of 1no private detached dwelling, associated works, car parking and altered access. REFUSED	
	23/00542/FUL	Land Adjacent 7 Kents Lane	Proposed dwelling- resubmission of 17/00565/FUL. APPROVED	
	23/00748/FUL	Wardens House 36 The Crescent	Single storey front extension to form new entrance and downstairs shower room. APPROVED	
	23/00547/FUL	67 Fordham Road	Change of use of one room from a study into dog grooming REFUSED	
	NOTED.			
PL40/23	NOTIFICATIONS: STNN/23/62 Street Naming and Numbering - Addressing 1 new dwelling Rosewood Cottage Hasse Road Soham 21/01048/HYBM Land To Rear Of 81 - 111 Brook Street Soham. Hybrid planning application consisting of full planning permission for the demolition of 81 Brook Street and the provision of a new site and replacement bungalow along with outline planning permission (all matters reserved except for access) for the construction of up to 80 new homes (including affordable housing), public open space and associated infrastructure. The application on which you recently commented has been put forward for inclusion in the next Planning Committee Agenda. The meeting will be held at the Council Offices on 6th September 2023 at 2pm. APP/V0510/C/22/3309751 Town and Country Planning Act 1990. Appeal by Orbit Homes (2020) Limited. Site Address: Garage block 3-5 Perch Chase, Soham, Cambridgeshire, CB7 6AJ. Subject to the variations, the appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the Act. NOTED.			
PL41/23	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)

a.	23/00848/FUL	56A Great Fen Road	Change of use of field from agricultural to horse paddocks. - Addition of retrospective to the description	None. It was noted that this application had been approved since the publication of the agenda.
b.	23/00910/VAR	Land North Of 11 Orchard Row	To vary condition 14 (parking and turning) of previously approved 16/00060/FUL proposed 4 no properties	Objection – A 5 th dwelling has been added where car parking space had been previously allocated. Overdevelopment of the site, insufficient parking spaces. Drawings are not to scale and are misleading.
c.	23/00903/FUL	Bonnie-Rock 76 Fordham	New two storey dwelling to land adjacent to 76 Fordham Road.	Objection – overdevelopment of the site. Shared access liable to future disputes.
d.	23/00695/FUL	18c Pratt Street	Single-storey rear extension.	None.
e.	23/00815/FUL	The Old Grey Barn 23D The Cotes	Change of use of agricultural land to residential garden land, paddock and the erection of a cart lodge.	Objection – loss of good agricultural land.
f.	23/00970/TRE	Walter Gidney Pavilion Fountain Lane	a. T19 - Common Horse Chestnut - Crown lift to 5 meters from ground level (east side only) for construction access. T21 - Common Ash - Crown lift to 5 meters from ground level (west side only) for construction access. T23 - London Plane - Crown lift to 4 meters from ground level over court.	Withdrawn since agenda was published.
g.	23/00976/FUL	29a Broad Piece	Erection of single-storey garage and associated works.	None. It was noted that screening is provided and that the street scene is unaffected.

h.	23/01011/TRE	Rear 2-4 Churchgate Street	T1 Small Apple - Remove as outgrown available space T2 Small Cherry - Remove as outgrown available space T3 Medium size Goat Willow - Remove as outgrown available space T4 Small False Acacia - Remove as outgrown available space T5 Medium size Sycamore - Remove as outgrown available space T6 Large Sycamore - Remove as outgrown available space T7 Large Ash - Remove as outgrown available space T8 Large Sycamore - Remove as outgrown available space T9 Large Sycamore - Remove as outgrown available space.	Councillors questioned why the trees need to be removed. If removal is necessary for development, trees should be replaced like-for-like.
i.	23/00840/FUL	64 Station Road	Single-storey rear extension.	None.
PL42/23	DATE OF NEXT MEETING: Monday 30th October 2023, 1pm at Walter Gidney Pavilion Soham			

Meeting Closed: 1:48pm.

Approved & Signed