



Soham Town Council
The Walter Gidney Pavilion
Fountain Lane
Soham
Cambridgeshire CB7 5ED
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Date Of Planning Committee Meeting:

TIME: 1.00pm

DATE: 29th January 2024

VENUE: Walter Gidney
Pavilion Fountain Lane Soham
CB7 5ED

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 29th January 2024

PRESENT: Cllr A Pallett (Chair), Cllr D Woricker, G Dyer, A Jones & R Aitchison

PL68/24 PUBLIC COMMENT TIME

A resident made representation regarding the over development of new dwellings in Barway.

Cllr Aitchison stated that once the Neighbourhood Plan for Soham & Barway has been adopted then this should ensure that new dwellings in Barway are a suitable build and size.

PL69/24 APOLOGIES FOR ABSENCE

Noted Cllr Johnston absent.

PL70/24 COUNCILLOR'S DECLARATIONS OF INTERESTS

None

PL71/24 APPROVAL OF MINUTES

- APPROVED unanimously planning minutes dated 18th December 2023.

PL72/24 DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS (FOR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED):

23/01196/FUL Walter Gidney Pavilion Fountain Lane Soham Temporary positioning of a cabin forming tea bar accommodation following demolition of condemned building. Building will be removed following construction of replacement building. **APPROVED**

23/00630/ARN 52 Great Fen Road Soham. Conversion of existing barn to create a single storey residential dwelling. **APPROVED**

23/01266/FUL 20 Sand Street Soham. Replacement windows on front and rear elevation and patio doors on rear elevation. **APPROVED**

23/01314/LBC 30 Hall Street Soham. Replacement of windows and other alteration. **APPROVED**

23/00994/VAR Agricultural Buildings Road Between Orchard Row And Wicken Road (c143) Soham To Vary Condition 1 (Approved Plans) and Condition 5 (Materials) of previously approved 19/01391/FUL dated 11

March 2020 for 3 no dwellings following demolition of existing agricultural buildings - Phased Development. **APPROVED**

23/00815/FUL The Old Grey Barn 23D The Cotes Soham. Change of use of agricultural land to residential garden land, paddock and the erection of a cartlodge. **APPROVED**

23/01043/FUL 106A Fordham Road Soham First floor extension and re-roof existing bungalow to create chalet dwelling. **APPROVED**

23/01298/TCON Cambridge Court 19-47 Chestnut Drive Soham To comply with Condition 4 (Tree Topping, Lopping & Felling) of Decision Notice 89/00010/FUL. **APPROVED**

PL73/24 NOTIFICATIONS

23/00146/DISA Proposal: To discharge Condition 9 (Tree Protection Monitoring) 11 (Hedgerow & Woodland Management & Creation Scheme) and 18 (Bund Specification) of decision dated 20 November 2023 for 23/00146/RMM 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 Location: Land To The Northeast Of Broad Piece Soham Cambridgeshire

Tree Officer Report: The woodland management plan doesn't have the four SUDS features on the southern aspect of the site on it that are identified on the drainage plan or the bund. The drainage plan includes an adoptable FW rising main and adoptable SW system pipes that will be directly under newly planted trees. Due to differences between the submitted plans condition 11 is not suitable for discharge.

Condition 9 is suitable for discharge.

23/00020/REFAPP. APP/V0510/W/23/3330986. Crow Hall Farm Site North of 20 Northfield Road Soham. An appeal has been made to the Secretary of State against the decision of East Cambridgeshire District Council to refuse to grant planning permission.

23/00019/REFAPP. 3331248 67 Fordham Road Soham Change of use of one room from a study into dog grooming. An appeal has been made to the Secretary of State against the decision of East Cambridgeshire District Council to refuse to grant planning permission

PL74/24 PLANNING APPLICATIONS

- a. **23/01348/OUT** Land Adjacent 87 The Butts Soham Erection of 2No dwellings and associated works, new dropped kerb and new/altered access road

Comments: Refuse - The Butts is a narrow road, in a bad state of repair with no pavement for pedestrians. Highways concerns regarding the visibility splay, unsustainable as outside the development envelope

- b. **23/01361/FUL** 82 Station Road Soham Demolition of existing garage/store and replacement with a garden room

Comments: No comment or objection

- c. **23/01383/OUT** Land West of Oak House Barway. Erection of 2No dwellings, altered access and associated works.

Comments: Refuse – Unsustainable as no local bus service or amenities, outside the development envelope, out of keeping with the area.

- d. **23/01382/FUL** 42 Great Fen Road Soham. Demolition of existing dwelling and construction of replacement dwelling along with double garage, access, parking and all associated site works.
Comments: Concerns raised regarding drainage, polluting the water course and flooding. Outside the development envelope
- e. **23/01126/FUL** 48 Julius Martin Lane Soham. Two storey side extension and single storey rear extension.
Comments: No comment or objection
- f. **23/01370/FUL** 13A Townsend Soham. Construction of a pair of houses.
Comments: Refuse – Lack of off street turning. Concerns raised by number 13 regarding the boundary
- g. **23/01099/FUL** The Paddocks Barway. Proposed double carport with shed, build a 1.8m high wall at front boundary with 1.2 slatted aluminium electric gate – **AMENDMENT** – Submission of an amended proposed site layout, elevations and ordnance survey map that shows the reduction in height of walls to 1.5m and changes to landscaping.
Comments: Refuse – Out of keeping with the area, next door to a listed building.
- h. **23/01394/VAR** The Paddocks Barway. To vary condition 6 (Soft Landscaping) of previously approved 22/00089/VAR for variation of condition 1 (Approved plans) condition 6 (Soft landscaping) condition 7 (Exterior details) and condition 9 (Surface Water Drainage) of previously approved 18/01003/FUL for erection of one detached dwelling.
Comments: No further comments to make
- i. **23/00804/VAR** 5B Barway Road Barway To vary conditions 1 (approved plans) and 3 (external materials) of previously approved 20/01183/FUL for a proposed new dwelling with associated access and garaging – **AMENDMENT** - Plans amended/corrected to accurately reflect what is being built on site
Comments: No comment or objection

PL75/24 DATE OF NEXT MEETING

Monday 26th February 2024, 1.00pm @ Walter Gidney Pavilion

Meeting Closed: 13:40hrs

Approved & Signed: