

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 25 April 2022

	PRESENT: Cllr A Pallett, R Aitchison, D Woricker & C Warner NOTED Cllr E Johnston delegated the Chair position to Cllr Pallett				
PL15/22	PUBLIC COMMENT TIME: NOTED Cllr Pallett stated that under the LGA 1972 ¹ 3 clear days must be given before a meeting, this can include a Saturday but not Sundays & bank holidays) NOTED no public comment time.				
PL16/22	APOLOGIES FOR ABSENCE Cllrs Leonard, Lane & Johnston				
PL17/22	DECLARATIONS OF INTEREST: None				
PL18/22	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:				
	22/00143/FUL	58 East Fen Common Soham	Construction of outbuilding north east of property	APPROVED	
	22/00136/LBC	30 Hall Street Soham	Removal of faux stone plaster fireplace to uncover original fireplace, retrospective	APPROVED	
	22/00209/FUL	6 College Road Soham	Proposed single storey front extension and external and internal alterations	APPROVED	
	22/00146/FUL	16 Barway Road Barway	Construction of carport.	APPROVED	
22/00034/FUL	69 And 71 Queensway Soham	Construction of two semi-detached single storey dwellings	APPROVED		
PL19/22	NOTIFICATIONS:				
	STNN//21/160	Broad Piece from Mereside adopted street name Solomons Close			
PL20/22	PLANNING APPLICATIONS:				
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)	
	a.	22/00123/FUL	133 & 135 The Butts Soham	Erection of two dwellings (one market and one with occupancy restriction) (part retrospective)	Outside the development envelope. Concerns noted regarding the removal of the agricultural tenancy and the rules that protect it
	b.	21/01525/FUL	4 St Andrews Park Soham	Proposed granny annexe adjacent to existing family home	Concerns noted as this is a separate dwelling and not an attached annexe
c.	20/00986/DISA	Holly Farm Barcham Road Soham	To discharge condition numbers Conditions 3 (Wall and Roof Materials), 5 (Soft Landscaping Schedule), 8 (Surface Water Disposal Scheme) and 9 (Biodiversity Improvements) of Decision dated 27/08/2021 for Proposed Farm Workers dwelling with detached	Outside the development envelope Formal objection as not all documentation is available to make an informed decision. No evidence that conditions 3, 5 & 9 have been met due to lack of information.	

¹ Local Government Act 1972, s243

			garage, parking, access, and associated site works. (Revised design of extant permission 16/00951/FUL)	
d.	22/00363/FUL	22 Brewhouse Lane Soham	Single storey side extension	NOTED not in keeping with the street scene
e.	22/00222/FUL	The Soham Lodge Care Centre Soham Bypass Soham	Retention of existing and provision of new, accommodation for key worker care staff for a period of five years - part retrospective.	NOTED concerns raised; No reply from Anglian Water and no information has been provided regarding how sewage and waste water will be disposed of. The Planning Committee is unable to comment until further & better information is obtained. Not sustainable due to the position off the A142. What is the maximum occupancy of each unit?
f.	22/00244/FUL	67 Fordham Road Soham	Conversion of car port to rooms below existing first floor bedroom	No comment or objection
g.	22/00364/TRE	Halstead Lodge 4 White Hart Lane Soham	G1 – Group of Leylandii – Reduce crown back from roof of house as far back as possible before deadwood is visible.	No comment or objection
h.	18/01637/DISB	Land South West of Barley Cottage Barcham Road Soham	To discharge conditions 4 (Foul & Surface Water) and 8 (Biodiversity) of decision 18/01638/FUL dated 10/05/2019 for Proposed residential development, access and site works including a bund.	The biodiversity proposal is inadequate and unclear on the documentation provided. Request confirmation of height of swift boxes. Condition 4 should not be discharged until relevant paperwork has been received.
i.	22/00310/FUL	Land To Rear Of 2 To 5 The Birches Soham	Development of 6 dwellings, garaging, parking access, and associated site works (phased development).	Overdevelopment of site, back land development
j.	20/00288/DISA	Site to West of St Nicholas Church Barway	To discharge Condition 3 (Archaeology), 4 (Hard landscape), 5 (Arboricultural), 6 (Foul and surface water), 7 (Boundary), 8 (Sample materials), 9 (Soft landscape), and 12 (biodiversity) of decision dated 20/02/2021 for 20/00288/FUL. Demolish	Concerns noted how can the planning committee make an informed decision when there is no information on the portal

			existing barn and replace with single dwelling.	
PL21/22	ANY OTHER URGENT MATTERS NOTED LHI for Cyprian Rust Way will be determined on 26 April 2022			
PL22/22	DATE OF NEXT MEETING: Monday 30 May 2022 1pm at Walter Gidney Pavilion Soham			