

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Monday 28 February 2022

	PRESENT: Cllr E Johnston (Chair), A Pallett, R Aitchison, C Warner & D Woricker			
PL01/22	PUBLIC COMMENT TIME: None.			
PL02/22	DECLARATIONS OF INTEREST: Cllr D Woricker declared a personal interest in application g. 21/01532/FUL			
PL03/22	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:			
	21/01652/FUL	Corner House Berrycroft Soham	Demolition of existing outbuilding and erection of a timber single storey granny annexe for ancillary use to the main dwelling. WITHDRAWN	
	21/01856/TPO	6 Red House Gardens Soham	T1 Beech - Remove and replace due to poor declining condition. APPROVED	
	22/00044/TRE	Unit 1 61 Mill Corner Soham	G1 Mixed species hedge - reduce height to approximately 3m and width to 1.5m cutting back from building to provide a 1m gap. APPROVED	
	22/00043/TRE	The Harvesters 13 Gardeners Lane Soham	T1 Cherry - Cut back overhang to suitable growth points T2 Robinia - Remove due to decay and poor condition T3 Walnut - Cut back to the vertical boundary. APPROVED	
PL04/22	NOTIFICATIONS:			
	STNN/21/189	Land North of 26 Great Fen Road now known as Willow View 27 Great Fen Road		
	22/00089/VAR	The Paddocks Barway Variation of condition 1 (Approved plans) of previously approved 18/01003/FUL for erection of one detached dwelling – AMENDMENT - Address changed to The Paddocks Barway		
	APP/V0510/W/2 1/3282449	Land to the North East of Broad Piece Soham. The appeal is allowed and planning permission is granted for up to 175 dwellings and associated infrastructure at Land to the North East of Broad Piece, Soham in accordance with the terms of the application Ref: 19/00717/OUM dated 16 May 2019, subject to the conditions contained in the Schedule. APPROVED letter to be written to ECDC regarding the Council's severe disappointment regarding the Planning Inspectorate approval of the Broad Piece application and ECDC lack of support the Council received from ECDC regarding the appeal.		
PL05/22	PLANNING APPLICATIONS:			
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)
a.	20/01174/FUM	Mereside Works 25 Mereside Soham	Demolition of the existing buildings on-site and the erection of 94 dwelling houses (66 dwelling houses and 28 flats), a ground floor commercial unit for flexible A1-A5 use, 186 parking spaces (68 demised, 90 allocated, 28 visitor), a children's play area –	Concerns noted: • Lack of public consultation/notices • The site was cleared before application granted destroying a newt colony, will the bio-diversity of the site be reinstated

			AMENDMENT - Amended FRA and Suds report + See covering letter. Amended description, Reduced numbers to 94, Amended house designs, landscaping, layout, transport assessment, travel plan, financial viability assessment, response to consultee and neighbour response.	<ul style="list-style-type: none"> • Impact of increased traffic onto Mereside • Concerns with flooding & sewage Request call-in by ECDC Soham North Councillor (as a large application this will be discussed at ECDC Planning Committee)
b.	21/01758/FUL	Frost Folly 1 Barcham Road Soham	Construction of annex, single garage and extended driveway	Concerns noted: This application appears to be a new dwelling and not an annex as stated. Outside the development envelope
c.	22/00118/FUL	The Cherry Tree 66 Fordham Road Soham	Removal of existing structures to garden. installation of new covered area, BBQ area and outside bar. New children's play equipment	No comment or objection
d.	22/00143/FUL	58 East Fen Common Soham	Construction of outbuilding north east of property	NOTED As this access is over common land via an easement related to an existing (single) track any works that propose to further encroach or extend this right and track may not be permitted without the landowners consent. The planning committee was also mindful that any conditions set should include restriction of equipment and/or traffic to this track solely with no encroachment, enclosure or use of the common land for the purposes of any temporary storage by the applicant.
e.	22/00146/FUL	16 Barway Road Barway	Construction of carport	No comment or objection
f.	22/00154/FUL	21F Brewhouse Lane Soham	Construction of first floor side extension with extension to roof.	No comment or objection
g.	21/01532/FUL	North Angle Farm Angle Common Soham	Change of use from agricultural use to equestrian/livery use, rear and side extension to existing farmhouse,	No objection but noted concerns regarding light pollution, look at the site being carbon neutral

			construction of two new stable blocks, construction of two outdoor floodlit arenas, new car parking, new horse walker, new machinery store, machinery yard and muck pit and associated works	and extra traffic on Angle Common.
h.	21/01833/OUT	36 Bancroft Lane Soham	Proposed demolition of existing dwelling and erection of 2No new dwellings and associated works – AMENDMENT - Additional drawing to illustrate the access only and the proposal revised to remove scale. Scale is not a matter to be considered	Concerns regarding encroachment onto Qua Fen Common & access onto the site
i.	22/00083/VAR	Land South West of 81 Northfield Park Soham	To vary condition 1 (Approved drawings & documents) of previously approved 21/00508/VAR for proposed 3 bed detached house, parking, access and associated site works.	Over development of site
j.	22/00087/FUL	Land South of 7 Northfield Road Soham	Proposed 2 bedroom house.	Over development of site, concerns raised regarding access
k.	22/00089/VAR	The Manor House Barway	Variation of condition 1 (Approved plans) of previously approved 18/01003/FUL for erection of one detached dwelling.	In the officers report for the original application 18/01003/FUL dated 31 October 2018 it states ' <i>Recommendation to approve - Point 5. Prior to first occupation or commencement of use a full schedule of all soft landscaping works shall be submitted to and approved in writing to the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species; plant sizes; proposed numbers/densities; and a detailed implementation programme.</i> ' The Council understands that this is outstanding and works have commenced with fencing in place instead of planting. Can this be investigated and

				enforcement action taken if needed.
I.	11/00995/DISI	Land rear of 23 to 49 Fordham Road Soham	To discharge condition 5 (Contamination Remediation Scheme) & 6 (Completion of Remediation Scheme) of decision dated 15/07/2013 for Outline application for residential development together with public open space & new access onto Fordham Road.	No comment or objection
PL06/22	DATE OF NEXT MEETING: Monday 28 March 2022 1pm at Walter Gidney Pavilion Soham			