

PLANNING COMMITTEE

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

	PRESENT: Cllr E Johnston (Chair), A Pallett & R Aitchison				
PL07/22	PUBLIC COMMENT TIME: Agenda item e.21/01781/FUL concerns regarding proposed development, would value the Town Council's support is refusing this application.				
PL08/22	APOLOGIES FOR ABSENCE Cllrs Warner, D Woricker, Leonard & Lane				
PL09/22	DECLARATIONS OF INTEREST: None				
PL10/22	PLANNING DECISIONS (ECDC) RECEIVED IN MONTH & MINOR MATERIAL PLANNING MATTERS:				
	21/01704/FUM	Site West Of 137A The Butts Soham	Proposed change of use of land from agricultural to equine facilities and paddock land, including erection of 4 stables, menage, barn and associated site works. APPROVED		
	22/00087/FUL	Land South Of 7 Northfield Road Soham	Proposed two bedroom detached house REFUSED		
	22/00119/TPO	76 West Drive Gardens Soham	T1 Maple - Reduce entire crown by 1.5-2m to leave at approx. 9-10m above ground level. APPROVED		
	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. APPROVED		
PL11/22	NOTIFICATIONS:				
	STNN/21/158	The Butts Soham New property Kent House 137C The Butts.			
PL12/22	PLANNING APPLICATIONS:				
	ECDC planning number	Address	Description of works	Comments (Objection/other material planning comments)	
	a.	22/00136/LBC	30 Hall Street Soham	Soham Removal of faux stone plaster fireplace to uncover original fireplace, retrospective	No comment or objection
	b.	22/00209/FUL	6 College Road Soham	Proposed single storey front extension and external and internal alterations	No comment or objection
	c.	20/00203/DISA	Land And Stables Adjacent The Old School Barway	To discharge Condition 5 (External materials), 12 (Archaeology), 13 (Soft landscaping), 14 (Assimilate), 15 (Hard landscaping), 17 (Foul and Surface drainage), 19 (Boundary treatments), and 20 (CEMP) of decision dated 02.04.2020 for Construction of 3no. four bed detached dwellings with associated access – AMEMDMENT - 1 change to hardstanding	No concerns noted regarding conditions but STC felt that this development should not have been given the original approval due to it not being part of the allocation in the 2015 Local Plan for Barway

d.	22/00234/VARM	Land South Of Blackberry Lane Soham	Variation of condition 1 (Approved plans) of Application Reference Number: 19/01520/VARM for Variation of condition 2 (Approved plans) , 7 (Surface Water Drainage Scheme), 16 (Acoustic Bund and living willow fence along Eastern Boundary), 19 (The service road serving plots 36-43), 20 (The road, footpath and verges of the highway between Plot 5 and FW PS to the south of Blackberry Lane) and 28 (Surface Water Drainage Scheme pursuant to Condition 18) of previously approved 17/00893/FUM for Hybrid Planning Application - Full Application for the erection of 160 dwellings and associated access, parking and open space; Outline Application for 8 Self Build Dwellings.	No objections as long as the variations are upheld and ensure that access into and out of the new development is highway compliant.
e.	21/01781/FUL	Site Formerly 13A Townsend Soham	Construction of two dwellings.	Over development of site. Concerns regarding insufficient parking. Planners should ensure that the original approved development (19/00475/FUL) should not be changed. If a variation is applied for the Town Council felt a new application should be submitted.
f.	22/00241/RMA	Venkatadri 5 The Birches Soham	Reserved matters of previously approved 19/01765/OUT for proposed construction of 2no. detached dwellings, garaging, parking, access and associated works.	STC felt that the original plan should be submitted with no variations.
g.	22/00267/FUL	28 Northfield Road Soham	Alterations to property and new driveway, including new front porch	No comment no objection
h.	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	STC is in principle not happy with this site being developed due to flood risk and loss of vista but are aware it is an allocated site in the 2015 Local Plan and

			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	therefore would be happy to work alongside the developers to achieve the best they can for residents .
i.	22/00269/FUL	9 The Shade Soham	Construction of extension above existing single storey rear extension, side extension above existing store, internal and external alterations, and porch.	No comment or objection
j.	22/00026/VAR	The Hostel Hainey Farm Barway	To vary Condition 1 (Occupation) of previously approved 04/01519/FUL for Permanent change of use for the siting of hostel portacabins.	No to permanent siting but to extend the temporary licence and renew at recommended times
k.	22/00347/OUT	Land East Of 79 Fordham Road Soham	Proposed residential dwelling	Outside the development envelope, unstainable, impact on Water Tower that is a recognised landmark
l.	22/00280/FUL	38 Aspen Way Soham	Construction of single storey rear extension.	Over development of site
m.	22/00317/VARM	Site South West Of Meadow View Farm The Butts Soham	To Vary Condition 1 of previously approved 20/00522/FUM for Full planning application for the construction of a solar farm and associated works including inverter stations, DNO building, security measures, connection point to the national grid, communications mast, landscaping and upgraded access road. Site accessible to vehicles via a farm track leading from the A1123.	Would request that resident questions are answered before any variation is approved
n.	22/00322/FUL	Site North West Of 17 Holmes Lane Soham	Construction of 1no. detached dwelling, new combined access and associated works	Over development of site, loss of parking
p.	21/00842/DISA	48 Mereside Soham	To discharge condition number 10 (Boundary Treatments) of Decision dated 3.11.2021 for New 4 bed dwelling (replacement dwelling previously approved 18/00576/FUL)	No objection as long as in keeping with the area
q.	22/00212/CLE	Storage Land Between 24	Certificate of Lawfulness for siting of a mobile home and	No to permanent siting but to extend the

		And 24A The Cotes Soham	use of that home as a permanent dwelling	temporary licence and renew at recommended times
r.	22/00235/VARM	Land South Of Blackberry Lane Soham	Outline Application for 8 Self-Build Dwellings Variation of condition 18 (Highway Safety) of Application Reference Number: 19/01520/VARM for Variation of condition 2 (Approved plans) , 7 (Surface Water Drainage Scheme), 16 (Acoustic Bund and living willow fence along Eastern Boundary), 19 (The service road serving plots 36-43), 20 (The road, footpath and verges of the highway between Plot 5 and FW PS to the south of Blackberry Lane) and 28 (Surface Water Drainage Scheme pursuant to Condition 18) of previously approved 17/00893/FUM for Hybrid Planning Application - Full Application for the erection of 160 dwellings and associated access, parking and open space.	Concerns regarding flood risk and water management of the whole site. NOTED that the site is pumping water off site and discharging into the Lode, do they have the relevant permissions in place/
s.	22/00321/SON	H L Hutchinson Limited 31A Broad Piece	Roof mounted solar array	No objection but commended the company for recognising the use of solar energy.
PL13/22	ANY OTHER URGENT MATTERS None			
PL14/22	DATE OF NEXT MEETING: Monday 25 April 2022 1pm at Walter Gidney Pavilion Soham			