

**PLANNING LIST SEPTEMBER 2021**

<b>PLANNING DECISIONS (ECDC) RECEIVED IN MONTH &amp; MINOR MATERIAL PLANNING MATTERS:</b>			
<b>21/00913/FUL</b>	Soham Joinery 119 Mereside Soham	Residential development of two four bed and two five bed houses, garage, access and associated site works <b>WITHDRAWN</b>	
<b>21/00965/FUL</b>	Lotsend Great Fen Road Soham	Construction of 3no. single storey dwellings with detached garages to replace existing single storey dwelling, outbuilding and residential mobile home <b>REFUSED</b>	
<b>NOTIFICATIONS:</b>			
<b>19/00717/OUM</b>	TOWN & COUNTRY PLANNING ACT 1990 Site Address: Broad Piece Soham Cambridgeshire. Description of development: Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece Application Reference: 19/00717/OUM Appellants name: Persimmon Homes East Midlands Inspectorate Appeal reference: APP/V0510/W/21/3282449 Appeal start date: 17th September 2021		
<b>PLANNING APPLICATIONS:</b>			
<b>ECDC planning number</b>	<b>Address</b>	<b>Description of works</b>	<b>Comments (Objection/other material planning comments)</b>
<b>21/01066/HAZ</b>	Mettleham Farm Centre Hasse Road Soham	Hazardous Material Consent: Greater than 25Tons LPG. The site currently has 6no. 2ton LPG tanks. (12ton capacity total) We wish to apply for an additional 12no. 2ton LPG tanks. (24ton capacity total). New tanks to be located approx.70m from existing.	No objections if HSE are also in agreement
<b>21/00291/OUM</b>	Downfield Farm Fordham Road Soham	Outline application for the demolition of existing buildings and erection of up to 210 dwellings (including self-build and affordable housing), 1 community building, and associated infrastructure. All matters reserved except access. The amendment involves : Please see submission schedule 06.08.21	Outside the development envelope. The planning authority has assured the town council that it has an adequate/excess land supply according to the 2015 Local Plan Access to proposed development onto Fordham Road will contribute to an already congested road, especially at rush hours. Traffic queues on the A142 Downfields roundabout at the southern entrance to the town. Concerns that the site only has a single

			<p>access point for the proposed development. Traffic data is spurious and inaccurate/invalid</p> <p>The community hall, that seems to have been an amenity benefit promoted by this developer is not advantageous as it is not accessible for all residents due to its location and would be better suited to S106 contributions to create a central hub which the town council is in the process of spearheading.</p> <p>Due to the fact that the proposed development is outside the development zone there should absolutely be no tolerance or allowance given to the requirement of 30% affordable housing.</p> <p>Continuing concerns of town council with regards to the known surface drainage as well as foul water deficiencies that have been proven at the near Cherrytree lane development (Hopkins Homes) that will only be exacerbated by further large scale developments in this area.</p> <p>Concerns raised regarding attenuation basin and its safety to residents on the proposed development. In principle it is one of the better developments the town council have seen however this does not reflect the fundamental issues that the planning authority have allowed significant large scale housing developments within Soham's</p>
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			development zone which are all approved and only time will tell whether they will be delivered and only at that point should these speculative additional large scale housing developments that clearly fall outside the development zone be considered. On balance the planning committee is not mindful to support this application.
<b>21/01198/FUL</b>	45 Martin Close Soham	Constructing extension above existing single storey side extension	No comments No objections
<b>21/01026/FUL</b>	7 Fountain Lane Soham	Proposed single storey front extension, proposed two storey side extension, proposed two storey rear extension, demolition of existing garage and sheds to allow for construction of new shed. The amendment involves : Additional plan showing elevations of proposed shed.	No comments No objections
<b>21/01282/VAR</b>	1 The Shade Soham	To vary Condition 2 (Occupation of dwelling) of previously approved E/69/182 for Proposed bungalow	No comments or objections
<b>21/00842/FUL</b>	48 Mereside Soham	New 4 bed dwelling (replacement dwelling previously approved 18/00576/FUL) The amendment involves: Revisions to demonstrate site levels, obscure glazing and top opening windows In addition, revisions have been made in response to the highway comments	No comments or objections
<b>21/01352/FUL</b>	Moat Lodge College Close Soham	Construction of stable block retrospective	No comments or objections
<b>21/01245/FUL</b>	Soham Joinery 119 Mereside Soham	Residential development of four 4no bedroom houses, garaging, access and associated site works (phased development)	No comments or objections
<b>21/01167/FUL</b>	37 High Street Soham	Change of Use from ground floor chiropody surgery and	No comment or objection

		first floor residential visitors room to detached residential annexe for relatives and dependants with first floor extension to form sitting area	
<b>21/01361/FUL</b>	9 Qua Fen Common Soham	Single storey and two storey rear extensions	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.
<b>21/01383/FUL</b>	10 Military Road Soham	Demolition of existing garage, construction of two storey side extension and single storey rear extension and associated works	No comment or objection