



Soham Town Council  
The Walter Gidney Pavilion  
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**NOTICE OF PLANNING  
MEETING:**

**TIME:** 1.00pm

**DATE:** 25<sup>th</sup> March 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, Soham on Monday 25<sup>th</sup> March 2024

**By invitation:** Rebecca Smith, Vistry East Anglia, regarding development 21/00291/OUM - 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. Downfield Farm Fordham Road Soham.

NOTED following Rebecca Smith's presentation the floor was opened up to Councillors to ask questions. Councillors raised concerns regarding drainage, the management of SUDS and proposed attenuation basin and general maintenance of the green areas. They also raised concerns regarding the proposed community building, and whether or not this land could be used for more affordable housing if they do not proceed with the community building?

Rebecca stated that she would forward drainage documents to the office to circulate and would arrange a meeting with their drainage engineer if the Council felt that would be useful, and that the affordable housing would increase if the community centre did not proceed.

A member of public raised their concerns regarding drainage and the single access onto the development. Highways have raised no concerns regarding the main access, along with an emergency access, and this had been approved by the Planning Authority under the outline application.

Meeting in session

**MINUTES**

Present: Cllrs A Pallett, E Johnston, D Woricker, R Aitchison, G Dyer, A Jones & C Warner & M Francis Assistant Town Clerk

In Attendance: 4 members of public

**PL84/24 PUBLIC COMMENT TIME**  
None

**PL85/24 APOLOGIES FOR ABSENCE**

None

**PL86/24 COUNCILLOR'S DECLARATIONS OF INTERESTS**

None

**PL87/24 APPROVAL OF MINUTES**

- Approved unanimously - minutes of the Planning Committee meeting held on 25<sup>th</sup> February 2024

**PL88/24 DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS (FOR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED):**

**23/01099/FUL** The Paddocks Barway Proposed double carport with shed, build a 1.8m high wall at front boundary with a 1.2 slatted aluminium electric gate. **APPROVED**

**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. **APPROVED**

**22/01481/FUL** Crow Hall Farm Northfield Road Soham Conversion of an outbuilding into an annexe. **APPROVED**

**22/01482/LBC** Crow Hall Farm Northfield Road Soham Conversion of an outbuilding into an annexe. **APPROVED**

**24/00037/TPO** 10 Adelaide Close Soham T2 Walnut - Crown reduce north side over patio at 9 Adelaide Close by 1 metre. Reasons: History of branch shedding combined with low vigour and poorly occluded pruning wounds has led to an elevated risk of further branch shedding. **REFUSED**

**24/00036/TPO** 9 Adelaide Close Soham T1 Walnut - Crown reduce east side over house by up to 2 metres, crown reduce north side over road by 2 metres & remove dead stubs and branches. Reasons: History of branch shedding combined with low vigour and poorly occluded pruning wounds has led to an elevated risk of further branch shedding. **APPROVED**

**24/00067/TRE** 1F Angle Common Soham T1 Weeping Willow - Re-Pollard at previous points, at approximately 3 metres from ground level, to remove branches encroaching onto property, to reduce shading of garden and to keep tree canopy maintained as per previous works. T2 Weeping Willow - Reduce one overextending/exposed limb over parking spaces by approximately 3 metres in length and any other overextending/exposed limbs following the works to T1, to reduce risk of limb failure. **APPROVED**

**24/00121/TRE** Recreation Ground Fountain Lane Soham T35 Beech - Following tree survey recommendation, Rubbing branches at 10m, remove smaller stem to 30cm wound, remove larger stem to 150cm below wound both to branch unions. Remove small rubbing branches at 4m to achieve economy of scale. T46 Beech - Following tree survey recommendation, Cavity at 6m to 82cm depth, reduce lateral stems by up to 2m leaving central upper crown. To reduce torsional loads. **APPROVED**

**24/00128/TRE** The Cemetery Fordham Road Soham T117, T118, T122, T127, T131, T135, T138, T145 - Cherry Laurel & Portugal Laurel. Reduce all to 4m in height as they are compromising the cemetery boundary wall and this will enable better management for ground staff. **APPROVED**

**23/01192/FUL** Rear Of 41 High Street Soham Conversion of Royal Mail sorting office to residential accommodation. **APPROVED**

**23/00146/NMAA** Broad Piece Soham Non material amendment to previously approved 23/00146/RMM for 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. **APPROVED**

**23/01370/FUL** Site Formerly 13A Townsend Soham Construction of a pair of houses. **APPROVED**

#### **PL89/24 NOTIFICATIONS**

**APP/V0510/W/23/3330257** Land Rear Of Poppies Eye Hill Drove Soham Construction of 1no. single storey 4 bedroom dwelling with a basement games room and garage. An appeal has been made to the Secretary of State against the decision of East Cambridgeshire District Council to refuse to grant planning permission.

**STNN/23/154** Addressing 1 new dwelling 8 Bushel Lane Soham

#### **PL90/24 PLANNING APPLICATIONS**

a. **24/00155/VARM** Barcham Trees Plc Eye Hill Drove Soham. To Vary Condition 1 (Approved Plans) of previously approved 22/00827/FUM dated 24 July 2023 for the change of use and extension of former engineering workshop to create a new visitor centre with a cafe, restaurant and retail facilities, car parking, new highway access arrangements and public access to arboretum.

**Comments approved unanimously** - *No Objections noted but all members support the application. Proposed Cllr Aitchison, seconded Cllr Jones*

b. **24/00235/FUL** 55 Bushel Lane Soham Conversion and extension of existing garage into annexe.

**Comments approved unanimously** – *Objection. Not an annex but a separate dwelling, overshadowing the neighbouring property, to close to neighbours boundary. Request condition be placed that should not be sold as a separate dwelling in the future. Proposed Cllr Aitchison, seconded Cllr Warner*

c. **24/00162/FUL** 26 Cornmills Road Soham Single storey extensions to side and rear, rendering to existing bungalow, new patio, parking spaces and demolition of existing outbuilding.

**Comments approved unanimously** – *Objection. Overdevelopment of site, not in keeping with the street scene. Proposed Cllr Jones, seconded Cllr Dyer.*

d. **24/00245/FUL** 91 Clay Street Soham Creation of first floor with single storey rear extension, internal alterations, new porch, patio, rendering of facing brickwork, demolition of existing garage and creation of new double garage, drive way with revised access.

**Comments approved unanimously** – *No objections but as the property is in a Conservation Area should they have a Conservation report completed. Proposed Cllr Aitchison, seconded Cllr Woricker.*

e. **24/00110/FUL** Land North West Of Leap House Barcham Road Soham Change of use of agricultural field to a dog walking park for use of professional dog walkers

**Comments approved unanimously** – *Objection, loss of agricultural land, concerns raised regarding disposal of dog waste, there should be a waste management contract in place. Proposed Cllr Warner, seconded Cllr Aitchison.*

**NOTED:** Cllr Aitchison stated that the Neighbourhood Plan would come to a conclusion soon and she was looking at a document that could be used by the Planning Committee when looking at proposed applications.

**NOTED:** Cllr Pallett had confirmed with the Planning Authority regarding the definition of a discharge and their response: 'Conditions may be applied to a grant of planning permission and may require additional information to be submitted prior to works commencing on site, or prior to occupation (other triggers may be relevant such as 'within six months' etc). This is why you will see applications to discharge the conditions being submitted at different stages. We do not monitor every development site as the department deals with over 1000 applications each year. Our Enforcement Team look into reports of breaches of planning permission which are reported to us, which may include breaches of specific conditions.'

**PL91/24      DATE OF NEXT MEETING**

Monday 29<sup>th</sup> April 2024, 1.00pm @ Walter Gidney Pavilion

*Any business to be considered by the Planning Committee must be delivered to the Assistant Clerk for inclusion on the agenda at least 7 days prior to the meeting*