



Soham Town Council
The Walter Gidney Pavilion
Fountain Lane
Soham
Cambridgeshire CB7 5ED
T Clerk: M Strand
T/F: 01353 723472
Email: info@soham-
tc.gov.uk
Web: www.soham-tc.gov.uk

NOTICE OF MEETING:

Planning Meeting

TIME: 1.00pm**DATE:** 29th April 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 29th April 2024

MINUTES

Present: Cllrs A Pallett, D Woricker, R Aitchison, C Warner and P Baker.
Marilyn Strand Town Clerk

In Attendance: 1 member of public

PL92/24 PUBLIC COMMENT TIME

None.

PL93/24 APOLOGIES FOR ABSENCE

Cllr Johnston (other commitments); Cllr Jones (work commitments).

PL94/24 COUNCILLOR'S DECLARATIONS OF INTERESTS

None.

PL95/24 APPROVAL OF MINUTES

- APPROVED unanimously – minutes of meeting held on 25th March 2024.

PL96/24 DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS (FOR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED):**24/00059/PIP** Land Between 23 And 25 The Cotes Soham Residential development of up to 2 dwellings and associated infrastructure. **REFUSED****24/00042/FUL** 76 Clay Street Soham Outbuilding conversion, white painted timber sash windows to front elevation, re-roof dwelling, log burner flue including internal/external alterations. **APPROVED****24/00196/TRE** 61 Clay Street Soham T1 Walnut - Reduce height and spread on all sides by 2 - 2.5m and shape round. Remove dead wood. Sever Ivy at base of main stem up to approximately 2m high. **APPROVED****24/00135/FUL** 8 Hasse Road Soham Extension of garage and change of use from garage to ancillary accommodation for the main dwelling. **APPROVED****24/00011/FUL** 9 Adelaide Close Soham Erection of 1.95m high close boarded fence – retrospective. **REFUSED****23/01069/FUM** Soham Village College Sand Street Soham Construction of synthetic turf pitch with goal recesses, spectator area, perimeter fencing,

sports lighting, storage container, link path with amenity lighting and existing tree removal. **APPROVED**

24/00103/VAR Frost Folly 1 Barcham Road Soham To Vary Condition 1 (Approved Plans) of previously approved 21/01758/FUL dated 25 August 2021 for construction of annexe. **APPROVED**

24/00304/TRE 7 Sand Street – T1 Leyland Cypress – fell due to proximity to neighbouring property. **APPROVED.**

24/01142/FUL Land North of Station Road, Soham – Erection of dwelling house with integral garage. **APPROVED.**

ALL NOTED.

PL97/24 NOTIFICATIONS

Appeal Ref: APP/V0510/W/23/3330986 Crow Hall Farm Northfield Road Soham. The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The development proposed is a single storey, four bed, detached dwelling. The appeal is dismissed. **NOTED.**

To NOTE in relation to this: information from the Planning Officer regarding the District Council's five-year land supply. **This information had not yet been received.**

Appeal Ref: APP/V0510/W/23/3331248 67 Fordham Road, Soham. The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is allowed and planning permission is granted for a change of use of the study to dog grooming at 67 Fordham Road Soham. **NOTED.**

Street Naming & Numbering:

STNN/23/158 Site at Randall's Barn, Barway – Plot 1, Oak House (mobile home now removed). **NOTED.**

STNN/24/7 Paddock Street, Soham – 58a Brewery Cottage. **NOTED.**

PL98/24 PLANNING APPLICATIONS

a. **24/00306/RMM** Land At Downfield Farm Fordham Road Soham Reserved matters approval relating to appearance, landscaping, layout and scale for 199 dwellings, public open space, play area, sustainable urban drainage and other associated infrastructure pursuant to outline planning permission 21/00291/OUM.

The Council objects to the above-named planning application for the following reasons: -

- The Council agrees fully with the objections of the Lead Local Flood Authority regarding IDB Consent, Pollution Control and that further information is required regarding the suitability of the proposed drainage system for the lifetime of the development.

The Council would like assurance as to who will be responsible for the maintenance of the drainage system in perpetuity. In this matter, the Council believes that Anglian Water is the only viable option.

The Council requests that the Transport Assessment is carried out before permission is granted.

Proposed Cllr Aitchison, seconded Cllr Warner and AGREED unanimously

- b. **24/00311/FUL** Cotes Farm The Cotes Soham Proposed replacement of 2No. mobile homes with 1No. detached single storey private dwelling.
The Councils objects to the above-named planning application for the following reasons: -
- Outside the development envelope. Permission should be refused on the grounds that the proposal falls outside of the development envelope as laid out in the Local Plan (2015) and the town's Neighbourhood Plan (currently under consultation).
- Proposed Cllr Warner, seconded Cllr Aitchison and AGREED unanimously
- c. **24/00300/VAR** Old Tiger Stables House 22A Northfield Road Soham To Remove Condition 10 (Occupancy) and Clause 2 (b) of S106 Agreement of previously approved E/91/0367/0 for 1 1/2 storey dwelling and garage for stable owner.
The Council has the following comments to make on the above-named application: -
- The Council has no objections to the removal of Condition 10 (occupancy).
 - The Council is unable to comment on Clause 2 (b) of the s106 Agreement of previously approved E/91/0367/0 as insufficient information is available and inaccessible from the ECDC planning portal.
- Proposed Cllr Warner, seconded Cllr Baker and AGREED by a majority.
- d. **24/00216/FUL** 5 Cornwell Close Soham Remove existing shed and erect a garden room and shed – noted, no comments.
- e. **24/00195/FUL** Site North Of 14 Great Fen Road Soham Proposed 1no 4-bedroom dwelling – replacement.
Soham Town Council objects to the above-named planning application for the following reasons: -
- Outside the development envelope. Planning permission should be refused as the proposal is outside of the development envelope as laid out in the Local Plan (2015) and the town's Neighbourhood Plan (currently under consultation).
 - The proposed dwelling is not a replacement on the same footprint as the existing dwelling but is substantially larger.
 - Access from the highway is poor.
- Proposed Cllr Woricker, seconded Cllr Aitchison and AGREED unanimously.
- f. **24/00227/FUL** 8 Fordham Road Soham Two storey extension to rear – noted, no comments.
- g. **24/00316/FUL** Highfield Barn, Dwelling At Barway Road Barway Reconfiguration and extension to existing staff dwelling.
The Council objects to the above-named application for the following reasons: -
- Outside the development envelope. Permission should be refused on the grounds that the proposal falls outside of the development envelope as laid out in the Local Plan (2015) and the town's Neighbourhood Plan (currently under consultation).
- Proposed Cllr Aitchison, seconded Cllr Warner and AGREED unanimously.
- h. **24/00378/FUL** 20 Sand Street, Soham – Replacement windows and side door – noted, no comments.
- i. **24/00170/VAR** Land adjacent to 141 Brook Street, Soham – To vary Condition 1 (Approved Plans) 3 (foul and surface water drainage scheme) 4 (materials of external surfaces) of previously approved 22/00074/FUL dated 30th March 2022 for a proposed bungalow, garage, parking, access

and site works along with outbuilding to be used as a workshop for restoration of vintage tractors.

The Council objects to the above-named planning application for the following reasons: -

- The Council has concerns regarding drainage and its effect on the nearby SSSI site, particularly in regard to the potential for oil or other toxic substances from the proposed tractor restoration business leaking into the water table.

Proposed Cllr Warner, seconded Cllr Aitchison and AGREED unanimously.

- j. **24/00325/FUL** Site Northwest of 4 Barway Road, Barway – single agricultural workers’ dwelling, with parking, landscaping and supporting infrastructure – noted with the following comment: -

- The planning authority must ensure the dwelling is built to the correct standards that apply to a Home of Multiple Occupancy.

PL99/24 OTHER PLANNING MATTERS

- a. To note plans for Zebra crossing at The Shade. NOTED and AGREED that Cllr Pallett would write to CCC to express the Council’s concern that it had not being consulted on the proposed changes.

PL100/24 DATE OF NEXT MEETING

Monday 20th May 2024, 1.00pm @ Walter Gidney Pavilion
The meeting was closed at 2pm