



The Walter Gidney Pavilion
Fountain Lane
Soham
Cambridgeshire CB7 5ED
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MEETING: Planning Meeting

TIME: 1.00pm

DATE: 24th June 2024

VENUE: Walter Gidney
Pavilion Fountain Lane Soham
CB7 5ED

SOHAM TOWN COUNCIL

MINUTES

Present: Cllr D Woricker, C Warner, R Aitchison & E Johnston
Marilyn Strand Town Clerk & Melanie Francis Assistant Town Clerk

PL09/24 PUBLIC COMMENT TIME

None

PL10/24 APOLOGIES FOR ABSENCE

Cllr A Jones (work commitments) & Cllr P Baker (Personal Reasons)

PL11/24 COUNCILLOR'S DECLARATIONS OF INTERESTS

None

PL12/24 APPROVAL OF MINUTES

APPROVED unanimously minutes from 20th May 2024

PL13/24 DETERMINATIONS (ECDC) & MINOR MATERIAL PLANNING MATTERS (FOR INFORMATION TO BE NOTED UNLESS OTHERWISE INDICATED):

24/00227/FUL 8 Fordham Road Soham Two storey extension to rear
APPROVED

24/00333/TPO 10 Adelaide Close Soham T2 Walnut - Reduce vertically hanging branch tips from the upper crown of the north side over patio at 9 Adelaide Close by 1.5 metres. Reasons: Recent history of branch shedding onto patio. Work to be undertaken by expert tree surgeon in mid to late summer. **APPROVED**

24/00216/FUL 5 Cornwell Close Soham Remove existing shed, erect a garden room and shed **APPROVED**

24/00195/FUL Site North Of 14 Great Fen Road Soham Proposed 1no 4 bedroom dwelling – replacement. **APPROVED**

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. **APPROVED**

23/01126/FUL 48 Julius Martin Lane Soham Two storey side extension, single storey rear extension and front porch. **APPROVED**

24/00077/FUL 24B The Cotes Soham Removal of existing mobile home, installation of vehicular access (retrospective), change of use of land to residential, siting of a mobile home and associated works. **APPROVED**

24/00424/CLP 9 Adelaide Close Soham Erection of 1.95 metre high close boarded fence. **APPROVED**

24/00415/FUL 64B Fordham Road Soham Single storey extension & replacement garage. **APPROVED**

24/00378/FUL 20 Sand Street Soham Replacement windows and side door. **APPROVED**

21/00291/NMAA Downfield Farm Fordham Road Soham Non material amendment to previously approved 21/00291/OUM for 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. **REFUSED**

AMENDMENTS

20/01174/FUM Mereside Works 25 Mereside Soham Demolition of the existing buildings on-site and the erection of 91 dwelling houses (63 dwelling houses and 28 flats), a ground floor commercial unit for Class E use, which includes a total of 193 parking spaces on-site and a children's play area. **REFUSED**

24/00483/TRE 39 Clay Street Soham G1- 2x Leylandii- Remove to 30mm stumps due to close proximity to property. **APPROVED**

PL14/24 NOTIFICATIONS

STNN/23/109 - New Development - Land North of broad Piece, Soham

APP/V0510/W/24/3341201 Land West Of Oak House Barway Road Barway Erection of 2No dwellings, altered access and associated works. An appeal has been made to the Secretary of State against the decision of East Cambridgeshire District Council to refuse to grant planning permission.

20/01174/FUM Mereside Works 25 Mereside Soham Demolition of the existing buildings on-site and the erection of 91 dwelling houses (63 dwelling houses and 28 flats), a ground floor commercial unit for Class E use, which includes a total of 193 parking spaces on-site and a children's play area. **This application has been put forward for inclusion in the next Planning Committee Agenda. The meeting will be held at the Council Offices on 5th June 2024 at 2pm**

STNN/24/23 Schedule of Certification of Street Numbering: The Old School 37A Great Fen Road Soham

PL15/24 PLANNING APPLICATIONS

- a. **24/00382/VAR** Cherry Trees Barway To Vary Conditions 4 (hard landscape works) and 7 (boundary treatments) of previously approved 20/00288/FUL for Demolish existing barn and replace with single dwelling – **AMENDMENT**
- The amendment involves/Additional information received includes The proposed changes remain the same -the description has been updated as it is conditions 4 and 7 that need to be varied rather than condition 1. The amended description is: To Vary Conditions 4 (hard landscape works) and 7 (boundary treatments) of previously approved 20/00288/FUL for Demolish existing barn and replace with single dwelling.

- **No comment or objection**

- b. **24/00398/VAR** 16 Churchgate Street Soham To Vary Condition 3 (Permitted Hours) of previously Approved 17/02144/FUL dated 23 March 2018 for Change of Use from A1 (retail) to A5 (hot food take away)
- **No comment or objection**
- c. **24/00446/FUL** Frost Folly 1 Barcham Road Soham External insulation with a render and brick plinth finish to existing external walls of dwelling.
- **No comment or objection**
- d. **24/00313/FUL** 23 Hall Street Soham Rebuild office building, chapel of rest & mortuary building. Relocation of workshop, new garage with living accommodation above, conversion of barn/workshop into service chapel and associated walled garden. Relocation of vehicle access. Timber cabin to house Soham Museum.
- **No comment or objection**
- e. **24/00155/VARM** Barcham Trees Plc Eye Hill Drove Soham Application to vary Condition 1 (Approved Plans) and Condition 29 (BREEAM) of planning decision notice 22/00827/FUM dated 24 July 2023 for: 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.
- **NOTED concerns that the increase in visitor numbers will have a serious impact on the A142 junction with it's proximity to the junction to Barway. Concerns raised that it will have a similar impact on the A142 as Ben's Yard. The Council would like to see a left-turn only out of the junction with the A142 for all traffic, not just HGVs which would alleviate issues with increased vehicle numbers trying to turn right into or out of the junction.**
- f. **24/00451/FUL** 15 Bancroft Lane Soham Two storey side extension and single storey front and rear extensions
- **No comment or objection**
- g. **24/00443/FUL** Rear Of 41 High Street Soham Conversion of ground floor sorting office and proposed first floor extension with additional works and alterations to form 2no. residential flats with associated changes to existing flat and post office.
- **NOTED concerns that the proposed development will have frequent vehicular movement across the pavement**
- h. **24/00453/FUL** 74 The Butts Soham Single storey porch extension with attached double garage and covered way access from driveway. Single storey garden room extension, removal of front gates and reform fencing, 2 no privacy screen fence, new pedestrian accessway to road.
- **No comment or objection**
- i. **24/00527/FUL** Pembroke Farm, Barway – proposed single-storey rear extension and porch with horizontal boarding.
- **No comment or objection**

PL16/24 DATE OF NEXT MEETING

Monday 29th July 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