

# MILTON PARISH COUNCIL

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9 December 2008

**To: Members of the Planning Committee  
(For Information to all Parish Councillors)**

There will be a Planning Committee meeting on **Monday 15 December 2008 at 7.00pm** in the **Bowls Pavilion**

## AGENDA

### 1 Apologies for absence

### 2 Declarations of interest – personal and prejudicial

### 3 To approve the minutes of the planning meeting of 30 June 2008 (pages 2-3)

### 4 Decisions received

- (18/12-08) Mr P Runham - 49 Fen Road - first floor side extension – **approved**  
Policies: South Cambs Local Development Framework Development Control Policies 2007:  
**DP/1 (Sustainable Development); DP/2 (Design of New Development); DP/3 (Development Criteria). Loss of Light and Overbearing** not considered to be of such significance as to outweigh the reason for the decision to approve the application.

### 5 New applications

- (20/12-08) S/0457/08 Mr & Mrs Jefford Greengates Chesterton Fen Road – replacement dwelling and extension to garden – **amendment: replacement dwelling reduced in size by way of altering the two storey rear projection to single storey.**
- (18/9-08) S/1601/08/O Helical (Milton) Ltd - Former EDF Depot and Training Centre Ely Road Milton – outline planning application for the demolition of existing buildings, removal of existing pylons/mast etc from training grounds & construction of 101 retirement units (including restoration of north lodge for use as a retirement dwelling) 1 warden’s unit, visitor accommodation, central facilities building, provision of formal & informal open space, associated landscaping & improvements to the existing access –  
**Amended building scale parameter plan, vehicle access drawing, pedestrian and cycle access plan, land use concept plan, indicative layout accompanied by a statement setting out the reasons for these changes (response to meeting held 28 October 2008).**  
**Approve: Suggested additional comment: will cycle and pedestrian route be clearly separated from vehicular access?**
- S/1634/08 Mr L Saunders 27 and 28 Newfields Chesterton Fen Road - proposed 2 utility /day rooms
- S/1984/08 Mr & Mrs Parkins – Meadow Farm Ely Road – extension and conversion of garage into annexe and link to main dwelling
- S/2017/08 Mr & Mrs Milner 248 The Rowans - two storey side extension
- S/2018/08 Mr & Mrs B Grant 31 Old School Lane – single storey front extension
- C/11/40/072 Mrs Lockwood Queen Anne Lodge – reduce crown of sycamore and lift crown of robinia to 3 metres (ConservationArea)

Any other urgent applications

*Jim Daniels*

Jim Daniels - Clerk



**Minutes of the Planning Meeting of Milton Parish Council held on Monday 30 June 2008 at 7.00pm in the Parish Council Office**

**Present:** RJ Farrington (chair) RH Chapman JE Coston R Day B Jefferson HM Smith  
RT Summerfield RLE Waters  
The clerk and 2 members of the public

37/6-08 **1 Election of Chairman** – RJF was elected chairman.

**2 Apologies for absence** - none.

38/6-08 **3 Declarations of interest – personal and prejudicial** – HMS personal (member of SCDC Planning Committee).

39/6-08 **4 Minutes** - the minutes of the meeting held on 21 April 2008 were approved and signed as a true record.

**5 Decisions received**

40/608  
(41/1-07) Appeal – Mr L Saunders – 27 & 28 Newfields Chesterton Fen Road – against enforcement notice served by SCDC alleging without permission the erection of a dwelling and a garage and a utility room.

41/6-08  
(54/4-08) Ms R Davey 63 Cambridge Road - conversion of garage to annex - **refused**.  
**No private amenity space; all openings facing a shared driveway. Unacceptable level of noise and disturbance through the use of gravelled access and car park. Unacceptable siting, design and poor relationship with existing dwelling and lack of amenity space. Contrary to Policies P1/3 Cambs Structure Plan 2003 and DP/2 and DP3 SCDC Development Control Policies DPD 2007**

42/6-08  
(19/6-08) S/0766/08 Cambridge Newspapers Park House Winship Road – installation of window – **approved**.  
**Policies P1/3 Cambs Structure Plan 2003 and DP/1, DP/2 and DP3 SCDC LDF Development Control Policies DPD 2007 refer.**

**6 New applications**

43/6-08  
(20/6-08) S/0830/08 MR AE Dewey 49 Old School Lane – extension – details of first floor window treatment – **for information only**

44/6-08  
(22/6-08) S/0873/08 Mr S Moore 5 New Fields Chesterton Fen Road – erection of building for use as utility / day room – foul drainage information - **for information only**

45/6-08 S/0922/08 Tesco Stores Ltd Cambridge Road – erection of glazed lobby – **refuse - the proposed lobby will create a traffic hazard for pedestrians exiting the store as there will be no sight line. The narrow exit will also be a hazard if the store has to be evacuated quickly eg in the case of fire. Reducing the distance from the pick up point to the pedestrian crossing will cause a further danger as car drivers pull out towards the crossing whilst looking over their shoulder. We believe that the proposed lobby will create a wind tunnel effect [although it is noted that prevailing wind is south westerly].**

46/6-08 S/0926/08 Mr & Mrs Walker 27 Coles Road – two storey rear extension – **no recommendation**.

47/6-08 S/0935/08/O Helical (Milton) Ltd - Former EDF Depot and Training Centre Ely Road Milton - outline planning application for the demolition of existing buildings, removal of existing pylons/mast etc from training grounds & construction of 121 retirement units (including restoration of north lodge for use as a retirement dwelling) 1 wardens unit, visitor accommodation, central facilities building, provision of formal & informal open space, associated landscaping & improvements to the existing access. Committee **RECOMMENDED** that Council make the following comments:  
**Green Belt.** Council supports the principle of retirement housing instead of the present industrial units on the existing footprint. We note, however, that the proposed development is encroaching on to the Green Belt land and beyond the footprint for industrial units.  
We welcome the renovation of North Lodge, a listed building, with appropriate materials after many years of neglect. [Milton Parish Council has been trying for years to have this building restored].  
We note that the building to the east of the site is an “Agricultural Spec” building and that SCDC imposed a clause that this should be returned to Green Belt land once EDF left the site.

**Visual aspect.** Such a development will improve the visual aspect of this area. Properties with appropriate landscaping will be an improvement over industrial units.

**Woods and lake.** We welcome the improvements to the lake and wood and their opening up to the public.

**Section 106 Agreement.** Should this application be passed a S106 Agreement must be in place with Milton Parish Council to address the following:

- Due to increased foot traffic provision should be made for improved footpaths especially in Church Lane
- Traffic calming features in Ely Road and highway improvements
- New bus shelter in Ely Road
- Considerable support for sports facilities for community use.

**Age Limit** – it is essential that restrictions are in place to ensure that the properties are sold to the over 55's only.

**Density.** Committee would like to know the number of properties per acre.

48/6-08 S/0982/08 Broadcom Europe Ltd 406 Science Park – installation of 500 KVA Standby Diesel Generating Set, 9000 litre fuel storage tank enclosed by timber fenced compound - **no recommendation.**

49/6-08 C/11/17/072/16 Mr A Gower Silver Acre 17 High Street – removal of small branches from three trees along drive – **no comments. Accept Trees Officer's recommendation.**

50/6-08 S/1019/08 Cambridge Regional College Kings Hedges Road – erection of 20m x 15m canopy – **no recommendation.**

51/6-08 S/1027/08 Mr & Mrs SEJ Coles 15 Goding Way – conservatory - **no recommendation.**

52/6-08 (10/6-08) **7 Suggested response to proposed application by Turnstone to build a hotel on land by the A14**  
Note: the application had not yet been received.  
Committee strongly objected:

**Land is in Green Belt.** As we have watched Cambridge creep towards us we have consistently resisted any attempt to take this one remaining piece of rural land at the southern approach to the village out of Green Belt. It is the one parcel of land preventing coalescence with the city.

**Inappropriate.** A hotel is an inappropriate building in our village.

**Traffic.** A 120 bed hotel with car parking spaces for 80 begs the question “Where will all the cars go if the hotel is over ¾ full?” The roads in Milton are already extremely busy. They will not be able to cope with the extra amount of traffic.  
There would be yet another junction in an area with a number of junctions already.

**Quality of Life.** This area of Milton has been allowed to grow haphazardly over the years to the mishmash of industrial units that we have now plus a superstore with its own problems of traffic. Another rectangular building will just compound what is an unsightly entrance to the village. Compare this with the northern approach to Milton to see how we have got it wrong previously.

**Visual impact.** A large building of the type proposed will have an adverse visual impact on our village.

The meeting ended at 8.00pm.

Signed.....

Date.....