

MILTON PARISH COUNCIL

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10 August 2011

For information TO ALL MEMBERS OF THE PARISH COUNCIL

The next Planning Committee meeting of Milton Parish Council will be held in the Bowls Pavilion on Monday 15 August at 7.30pm

AGENDA

- 1 Apologies for absence
- 2 Declarations of Interest
- 3 Approval of minutes of the planning meeting held on 04 July 2011 (pages 2 & 3)
- 4 Decisions received

S/0987/11 Mr & Mrs M Newman 7 Willow Crescent – front dormer (P5/07-11) – **approved. Apart from any top hung opening vent first floor windows in the dormer windows front elevation to be fitted with obscure glass.**

S/1032/11 – Mr Webb 25 & 26 Southgate Farm Mobile home, Chesterton Fen Rd – erection of brick wall and gates along the frontage (retrospective application) (PC8/06-11) – **approved. Hard and soft landscaping to be approved.**

S/0984/11 Mr A De Simone Land adjacent to Lea Court, Coles Rd – dwelling and garage (P5/06-11) - **approved. Conditions: operating hours of machinery; details of materials of external surfaces and hard and soft landscape works to be approved; off-site public open space infrastructure, community infrastructure, S106 monitoring and refuse bin provision to be approved; 2m x 2m pedestrian visibility splay to be kept clear of obstruction above a height of 600mm; vehicular access to be ungated; positions, design, materials and type of boundary treatment to be approved.**
(Noted that this was approved by 7 votes to 6 following Planning Officer's recommendation).

S/1016/11 Mr & Mrs Witt 17 Pearson Close – extensions and conversion of garage to form bungalow (P5/06-11) – amendment to show replacement kitchen roof light with sun pipe, removal of northern overhang, increase in garden size to 40m and corrected block plan showing footpath to front - **refused.**
(Noted that this was approved - against Planning Officer's recommendation).

A number of Pearson Close residents attended the SCDC Planning Committee meeting on 3 August. Thanks received from these residents for Council's support – "... very encouraging to experience how supportive a community can be."

The development by virtue of its scale, siting, mass, height and design would significantly detract from the character of housing in the area and appear unduly cramped. Unacceptable visual harm to character of street sign. Contrary to criteria in Policies DP/2 and DP/3 of South Cambs LDF Development control Policies DPD, 2007.

S/1273/11 B Jefferson The Phoenix Trust Cambridge Road Industrial Estate - retention of replacement sign (PC7/07-11) - **approved. Applicant advised to contact County Council Highways Department as it was a breach of the Highways Act 1980 to erect private signs on the adopted public highway.**

5 New applications

S/1406/11 Mrs L Leedham 1 Sutton Close rear extension

S/1524/11 Dr A Miege 31 Willow Crescent – ground and first floor rear extension

Jim Daniels
Clerk



Minutes of the Planning Meeting of Milton Parish Council held on Monday 04 July 2011 at 7.00pm in Milton Community Centre

Present: RJ Farrington (chair) DJ Chamberlin JE Coston GA Covell IF May HM Smith RT Summerfield
The clerk, assistant clerk and 12 members of the public
In attendance: TA Drummond A Winnington

1 Apologies for absence – AJ Campbell.

2 Declarations of Interest

HMS personal – member of SCDC Planning Committee.
RTS - application S/0987/11 personal – neighbour.

3 Minutes of the planning meeting held on 27 June 2011 were approved and signed as a true record.

4 Decisions received - none.

5 New applications

S/0983/11 Mr Iwan Jones Helical (Milton) Ltd - outline application for demolition of existing buildings, removal of existing pylons/masts from training grounds and construction of 89 dwellings (including affordable housing) restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play equipment, provision of associated landscaping and improvements to existing access

Mr Iwan Jones of Helical Ltd was unable to attend. Ms Lucy Stone and David James from Barton Willmore were present to provide an overview of the proposed development.

The scheme was similar to the previous retirement village – 89 units instead of 101, landscaping of lake area, restoration of North Lodge, sports pitches plus play equipment.

40% of the homes would be affordable – a mixtures of 2, 3 and 4 bedroom houses including some apartments.

Queries:

- The response time set by SCDC was too short for such a major development and should be challenged so that the whole village could be consulted. (The clerk was confident that SCDC would extend MPC's response time if asked).
- The affordable homes would be spread out throughout the development.
- Noted that work to restore North Lodge had not yet taken place although Helical had owned the property for a few years.
- Building should be on footprint of industrial area only and not encroach on to green areas.
- Committee was disappointed that MPC had not been consulted before this application had been submitted. Council had repeatedly asked to meet Iwan Jones of Helical since January of this year.
- S106 Agreement – the conditions in the previous Agreement would stay the same eg sports pitches to be provided or money in lieu. It was strongly argued that the S106 should be agreed before full planning approval.
- Traffic and parking concerns. CCC had been consulted. Two car parking spaces were allocated on average per dwelling.
- Homes would be freehold – affordable leasehold.
- Management of grounds would be funded by a service charge. Restrictions as to use of sports pitches would be different from the previous (retirement) application because of the different nature of the proposed development.
- Planting to maintain rural aspect of Ely Road.
- Rain water to be harvested for use eg in toilets?
- Tree survey – Bob Waters and Roger Day, Council's tree wardens wished to be involved.
- The lake would not now be lined.
- It was understood that there were no proposals for pile driving.
- There would be no access from Church Lane. Pedestrian access would be from Ely Road.
- The road would be adopted. Would cables be installed?
- Would footpaths be "proper" paths with kerbs?
- Density was 27 dwellings per hectare and how this compared with the rest of Milton – some would be 2^{1/2} storeys.
- There would be no library or shop on site.

- The applicant had no experience of building general housing.

The chairman thanked Lucy and David for attending.

Committee AGREED to refuse and send the following comments to SCDC:

In principle Milton Parish Council (MPC) would prefer to see residential units on this site than the possible alternatives but has major concerns about this application and is disappointed that, given the amount of consultation that took place during the previous application, the applicant has not consulted MPC to try to address its concerns.

MPC therefore objects to the application on the following grounds:

- **Traffic – the two junctions Knights Way/Ely Road/High Street and Landbeach Road/Humphries Way/A10 are difficult junctions to negotiate at peak hours. As most of the traffic emanating from this development will use these two junctions and almost certainly at peak hours it is imperative that a scheme to alleviate the difficulties at these junctions is designed.**
- **Parking spaces allocated are inadequate especially as the trend is for householders to use their garages for purposes other than parking their cars.**
- **Details of the S106 Agreement must be re-negotiated. We prefer that to happen before the full planning application is granted.**
- **The terrace facing along the southern side is completely out of keeping with anything else in the village. We believe that this should be “broken” up.**
- **We would like the rest of the grass areas made available for recreation use – not just the area to the east of the development.**
- **As the site is partly in and adjacent Milton’s Conservation Area and Green Belt, underground cables should be installed as part of the design.**

S/0987/11 Mr & Mrs M Newman 7 Willow Crescent – front dormer – **no recommendation**. 3votes in favour and 2 against. RTS abstained.

The meeting ended at 8.45pm.

Signed..... Date.....