

MILTON PARISH COUNCIL

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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 26 September at 7.00pm

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/0983/11 Mr Iwan Jones Helical (Milton) Ltd (PC7/09-11 & P5/07-11) - 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 - **approved**.

Details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping to be approved; approval of the reserved matters to be made.

The development hereby permitted shall be carried out in accordance with the approved plans:

Details of both hard and soft landscape works to be approved including de-silting of the lake and its restoration; retention and reinforcement of the tree belt located on the south western boundary between the site and All Saints Church; landscape measures to restore the parkland setting and lake to emulate the original design of the former Humphrey Repton landscape; provision of litter and dog-waste bins as appropriate; provision of education interpretation boards.

Tree protection measures; details of the proposed children's play area including the number and type of pieces of play equipment to be approved; the play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be approved.

To be approved:

Foul water, surface water drainage scheme, pollution control; ecological enhancement; provision of bird nest and bat boxes; provision of affordable housing; implementation of a programme of archaeological work; contractors' vehicles, plant and personnel, site storage etc; details of a designated route to and from the site for all deliveries, avoiding the village; details of any phasing of the construction of the development; Plan for the demolition and construction phases; provision of education, public art, recreation and community facilities infrastructure; provision of fire hydrants; siting and design of the screened storage of refuse; survey of Ely Road, and upgrading of the shared footway /cycleway from the access to the first traffic calming feature southwards along Ely Road; scheme for generating the predicted energy requirements.

S/1260/11 Mr P Overton 363 The Rowans – conversion of garage into antiques shop (A1 use class) (PC7/07-11) - **approved**.

Conditions: No deliveries outside hours of 08.00 and 18.00 weekdays and 08.00 and 13.00 on Saturdays.

No deliveries on Sundays and Bank Holidays.

The use to be carried out by the applicant and shall be associated with the occupation of 363 The Rowans.

When the premises cease to be occupied by Mr P Overton the use shall cease and shall revert to residential.

No materials to be stored on site outside the building.

Retail use for antiques and no other purpose.

Condition also about materials to be used for the development.

S/1406/11 Mrs Lillian Leedham 1 Sutton Close – extension – **approved**.

5 Appeal

S/0570/11/F Mr D Taylor 4 Coles Road – dormer window (Planning Inspectorate appeal reference: APP/W0530/D/11/2159240)

6 New applications

S/1524/11 Mr & Mrs Miede 31 Willow Crescent – ground and first floor rear extension (PC6/09-11) – amendment showing corrected perimeter – **for information only**.

S/1778/11 Cambridge Consultants Ltd – 29/30 Science Park – extensions and alterations to create new office space, alterations to glaze atrium including installation of solar PV panels, air handling plants, air condensers and extract for fume cupboard



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.....