

# MILTON PARISH COUNCIL

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## PLANNING COMMITTEE

To all members of Milton Parish Council Planning Committee

For information to all members of Milton Parish Council

**You are summoned to the next meeting of Milton Parish Council Planning Committee  
to be held in the Bowls Pavilion on Monday 24 April at 7.00pm  
Members of the Public and the Press are cordially invited to attend**

Clerk's signature:

Date of issue: 18 April 2017

## AGENDA

1. **Apologies for absence:** to receive and approve apologies for absence.
2. **To APPROVE the minutes of the Planning Meeting held on 20 March 2017 : (Appendix 1)**
3. **Declarations of interest and dispensations:**
  - a) To receive declarations of interest from councillors on items on the agenda;
  - b) To receive written requests for dispensations for disclosable pecuniary interests (if any);
  - c) To grant any requests for dispensation as appropriate.
4. **Decisions Received**

None
5. **New:**

**S/1261/17/FL** – Mr J Morley – 34 Fen Road, Milton, Cambridge CB24 6AD – Single storey and two storey extensions.

**S/1233/17/FL** – Mrs T Rotor – 7 Goding Way, Milton, Cambridge CB24 6AH – Single and 2 storey extensions to front, side and rear and playroom/summer house to rear garden.

[S123317FL-Plan.pdf](#)  
[S123317FL-Existing site plan.pdf](#)  
[S123317FL-proposed first floor.pdf](#)  
[S123317FL-proposed ground floor.pdf](#)  
[S123317FL-proposed playroom.pdf](#)  
[S123317FL-proposed site plan and elevations.pdf](#)

**S/1091/17/FL** – Mr C Bugg – 37 David Bull Way, Milton, Cambridge CB24 6DP – Proposed single storey side extension

[S109117FL-Proposed and existing plans.pdf](#)

**S/1235/17/LD** – Mr & Mrs Markham – 10 The Oaks, Milton, Cambridge CB24 6ZG – **Certificate of lawful development** for demolition of rear conservatory and construction of part single story and part two storey rear extension

[S123517LD-Proposed and existing plan.pdf](#)

**S/1160/17/AD** – Tim Swingler Vinci Construction UK – St Johns Innovation Centre, Cowley Road, Cambridge – The erection of a 3.000m x 3.000m contractors timber sign board and 2 no. 6.000m flag poles

[S116017AD.pdf](#)

**S/1209/17/DC** – Mr Cliff Fisk, The Edmund Trust – 2 Cambridge Road, Milton, Cambridge CB24 6AW – Discharge of Condition 11 (Contamination) for S/1673/16/FL

**Tree Preservation Order number 03/17/SC** placed at North Lodge Pavilion, Milton, Cambridge on Two oak trees

**S/1283/17/TP** – 184 Cambridge Science Park, Milton, Cambridge CB4 0GA - **Proposal:** T1 Cupressocyparis leylandii T2 Cupressocyparis leylandii T3 Cupressocyparis leylandii T4 Robinia pseudoacacia T5 Pinus nigra

T6 Taxus baccata All trees are to be felled / dismantled. Reason for removal: major excavation works for new drainage system will pass adjacent to or beneath these trees. Replacement trees will be Alder, Dawn Redwood and Pine

**6. Waterbeach Barracks and Airfield Site (Appendix 2)**

**S/0559/17/OL-** Secretary of State for Defence and Urban & Civic Plc – Waterbeach Barracks and Airfield Site, Waterbeach, Cambridge – Outline planning for up to 6,500 dwellings, business, retail, community, leisure and sports use, a hotel, new primary and secondary school, green open spaces including parks, ecological areas and woodlands, principal new accesses from A10 and other points of access, associated infrastructure, groundworks and demolition, with all matters reserved expect for the first primary junction from the A10.

[Waterbeach plans.pdf](#)

**7. Date of next meeting**

Monday 22 May 2017

Clerks Office

## Appendix 1

### **Minutes of the Planning Committee Meeting of Milton Parish Council held on Monday 20 March 2017 at 7.00pm in the Bowls Pavilion**

**Present:** R Farrington (Chair) (RF), H M Smith (HMS), J E Coston (JEC), D Owen (DO)

**In attendance:** S Corder (Clerk), V Chang, A Bradnam

**Members of the Public:** No members of the public were present

1. **To accept and approve apologies for absence**  
R Summerfield (personal), T Leavens (personal)
2. **Declarations of interest and dispensations**
  - (a) To receive declarations of interest from councillors on items on the agenda - none
  - (b) To receive written requests for dispensations for disclosable pecuniary interests (if any) - none.
  - (c) To grant any requests for dispensation as appropriate – none.

### **3. Approval of minutes of the Planning meeting held on 23 January 2017**

**ALL AGREED**

### **4. Planning**

#### **Decisions Received:**

No decisions had been received.

### **5. NEW:**

**S/0713/17/DC** – Trinity College, Cambridge – Former plots 26/27 Cambridge Science Park, Units 26 and 27, Cambridge, Milton – Discharge of condition 5 (details of barrier drinking water pipe) of planning permission S/2875/16/VC - **FOR INFORMATION**

**S/0692/17/FL** – Mr Ian Litterrick, Fen House Property Ltd – The Black House, Chesterton Fen Road, Milton, Cambridge CB4 1UN – Two storey rear extension. **HAS NO RECOMMENDATION – COMMENTS – previous planning application to be removed. Materials used to be in keeping with the existing property.**

**S/0559/17/OL**- Secretary of State for Defence and Urban & Civic Plc – Waterbeach Barracks and Airfield Site, Waterbeach, Cambridge – Outline planning for up to 6,500 dwellings, business, retail, community, leisure and sports use, a hotel, new primary and secondary school, green open spaces including parks, ecological areas and woodlands, principal new accesses from A10 and other points of access, associated infrastructure, groundworks and demolition, with all matters reserved expect for the first primary junction from the A10. **A discussion document was circulated with the following points: Timing, material considerations – unsustainable transport, traffic generation, highway safety, unsustainable quantum of development for this portion of the whole site – layout and density, not complaint with the local plan – norther boundary, inappropriate quantum of development – building height, effect on listed buildings, effect on heritage assets, effect on landscape, parking and ground resilience. RF proposed that MPC ask Waterbeach Parish Council if they would like to hold a joint meeting to discuss the application. To be discussed further at the next Parish Council meeting.**

**S/2433/16/FL** – Legal and General UK Property Fund – Unit 216 Cambridge Science Park, Cambridge – Extension and refurbishment of Unit 216 to include the addition of a further storey, cycle spaces, plant and associated development. **AMENDED PLANS – No amended plans received – cannot comment at this stage until amended plans have been seen.**

**S/0819/17/FL** – Brenda Robinson, Village Vet Cambridge Ltd – 26 Cambridge Road, Milton, Cambridge CB24 6AW – Full internal reconfiguration to return the property to residential accommodation. Consisting of a 3 bedroom ground floor unit and a separate 2 bedroom flat on the first floor. **HAS NO RECOMMENDATIONS – COMMENTS – MPC wishes to ask that there is sufficient space for cars to leave the site in forward gear when all the parking spaces are full.**

**S/0831/17/FL**- Nelson O'Connor – Longacre Farm, Chesterton Fen Road, Milton, Cambridge – Change of use from a waste re-cycling centre to use as a residential caravan site for the stationing of 16 mobile homes and

including the construction of an access road and hardstanding's. **JEC raised concerns for this development: it's located in a green belt area, there is poor access to the site, no suitable sewage connection, the site location is in a flood plain area, possible ground contamination and the changing of activity of the site. HMS reported that the local residents would prefer the site to be residential use. JEC proposed REFUSAL – 2 in favour 2 against.**

**RF proposed HAS NO RECOMMENDATION and to include comments raised. 2 in favour 2 against. RF had deciding vote. Comments to be raised “If you are minded to approve this MPC would like you to consider a footpath with stud lighting, to consider the risk of flooding and to provide sewage connections”.**

**6. Date of next meeting – Monday 24 April at 7.30p.m.**

Meeting closed at 8.30pm

Signed: .....

Date: .....

## Appendix 2

Discussion document for Milton Parish Planning Committee 20/03/2017 – deferred to 24/04/2017

Waterbeach Barracks and Airfield site - S/0559/17/OL

**Application from the Secretary of State for Defence and Urban and Civic plc for Outline planning permission for access and the quantum of development (western part of site)**

Outline Planning Application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10.

**Milton Parish Planning Committee/ Milton Parish Council must send a response to SCDC by 10 May 2017**

### 1) Timing

- a. Milton Parish Planning Committee is concerned that this application has been submitted...
  - i. before the Local Plan Hearings for Waterbeach have been heard by the Local Plan Inspector. Examination in Public scheduled for 28 and 30 March 2017.
  - ii. before the Supplementary Planning Document has been formulated. This will take into consideration representations and submissions concerning the whole site and will not be ready before the end of 2017.
  - iii. It is understood the application for outline planning permission will not be submitted to SCDC Planning Committee until early 2018.
  - iv. It is welcomed that SCDC planning department is seeking early views from the affected parishes.
  - v. **Whilst MPC will make representations at this stage (March 2017), Milton parish council reserves its right to be consulted again once the plans have been more fully formulated and before the O/L planning application is submitted to SCDC planning committee in early 2018.**

### 2) Material considerations

- a. **Unsustainable - transport** Under the NPPF there is a presumption in favour of sustainable development but we do not feel the quantum of development is sustainable without the new railway station, upgrades to the A10 and proposals for new and improved cycle paths being provided first.
- b. **Traffic generation** - If the new rail station is not ready before the development starts, people will use the A10, which is already congested.
- c. **Highway Safety** – If the development goes ahead before the A10 has been improved, the additional traffic will inevitably cause an increased number of accidents such as the fatal road traffic accident at the Landbeach Road junction in March.
- d. **Unsustainable quantum of development for this portion of the whole site - layout and density** . Normally it would be considered appropriate to put the largest and highest density of buildings around the railway station. The development should be denser near the railway station and less dense on this western portion of the site in order to keep within the total quantum of up to 8,000 to 9,000 houses for the whole site. MPC is concerned that if ‘up to 6,500 houses’ are allowed on the U&C site and this pattern is followed, with even greater density around the railway station, the total quantum of development on the whole site will be increased beyond the quantum agreed in the Local Plan (8-9,000). Thus we believe 6,500 is too many houses for this portion of the site. We do not want to end up with the same situation as prevails in Cambridge, where the rail station, built outside the City centre, now has very poor connectivity with the retail centre of the city.
- e. **Not compliant with the Local Plan** - the Local Plan proposed that Waterbeach new Town – the whole site – should have 8,000 to 9,000 houses over the whole site. If approval is given for ‘up to

6,500' houses on the U&C portion of the site, the RLW land must only accommodate a further 1,500 to 2,500 houses and yet the RLW land which is closest to the proposed new rail station might naturally be expected to accommodate a higher density of development on the whole site.

- f. **Not compliant with the Local Plan – northern boundary** – The northern boundary of the site has recently been revised in the Local Plan to draw the boundary away from Denny Abbey immediately to its south. The plans submitted by U&C do not appear to reflect that revision.
- g. **Inappropriate quantum of development – building height.** If the only way that ‘up to 6,500’ houses et can be accommodated on the U&C land is to build almost half of the development at 6-storeys high (24m/79 feet) surrounded by a significant portion at 4-storeys high (17.5m/57 feet) and only narrow strips of development to the west, north and east at 2-storeys high – then we believe the quantum of development is too high. Whilst we accept that such high buildings might be appropriate for the new industrial development at the new Cambridge North Station site, we do not accept that such an overbearing height of development is appropriate for a town in a Fenland landscape. The west tower of Ely Cathedral, some 11 miles north, at 65.5m high (213 feet), overlooks the landscape for miles around in the most benign way. It would be a great shame to build a new town so high that it dominated this otherwise flat Fen Edge landscape of fields and hedges between Cambridge and Stretham (20m ridge) but with unsympathetic buildings.
- h. **Effect on listed buildings** - to have a large mass of buildings at nearly 80 feet high, within 1-1.5 miles of Denny Abbey will completely dominate the outlook from this historic building and will impair views of this ancient building from the surrounding landscape.
- i. **Effect on heritage assets** – the proposed southern access to the site appears to straddle the ancient monument of Car Dyke, which runs along the eastern side of the A10. (EH Monument no 1034621)
- j. **Effect on the landscape** - Waterbeach is a Fen Edge village characterised by a network of flat fields and hedges. We note that the Local Development Framework Core Strategy<sup>1</sup> has objectives that support development in sustainable locations but that seek to protect the character of our villages. We are concerned that a mass of 80 foot buildings will damage the character of the village.
- k. **Parking** It is essential that a minimum of 2 in-plot parking spaces per dwelling be provided and sufficient parking for all residents of flatted developments, to minimise on-street parking and street congestion.
- l. **If in future we anticipate use of cars will reduce (as roads become impossibly congested) we need to plan for parking areas to become green open spaces.**
- m. **Ground resilience** - We note that much of the land area of this application and the whole site is at or below the 5m contour, has a history of flood and has a tendency to sponginess in places. We would seek reassurance that the geology of the area is capable of supporting a development of this size and density.
- n. **The O/L application is premature in the planning of the Strategic Site** – U&C only own part of the site. There is no evidence the operators for the two parts of the stite (Urban and Civic and RLW) have cooperated or communicated with each other. Is there a risk that if permission was granted for this part of the site – the land presents (effectively) a huge ransom strip between the RLW land and the A10, which could deleteriously affect and efforts to plan the strategic site in a holistic way?
- o. **Lack of connectivity between the two sites within the strategic site**
- p. Why is there no specific allocation of land/buildings to **places of worship**?
- q. The proportion of **open green public space** between buildings seems small
- r. **Housing and employment**
- s. **Building density**
- t. **Site access**
- u. **Transport strategy**

- v. **Cycle routes**
- w. **Public transport**
- x. **Effect of increased traffic**
- y. **Ecology and biodiversity**

Footnote

<sup>1</sup>The SCDC Local Development Framework Core Strategy (Jan 2007) has amongst its objectives ones that support development within the district but in sustainable locations.

ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.

ST/b To locate development where access to day-to-day needs for employment, shopping, education, recreation, and other services is available by public transport, walking and cycling thus reducing the need to travel, particularly by private car.

ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that the buildings and open spaces which create their character are maintained and where possible enhanced.

#### **Schedule**

- **Individuals to respond to the planning consultation by 10 April 2-17**
- **MPC have an extension to 10 May 2017**