

MILTON PARISH COUNCIL

Parish Council Office
Coles Road
Milton
Cambridge
CB24 6BL



Office: Tel: 01223 861447

Email: clerk@miltonvillage.org.uk

Web: www.miltonvillage.org.uk

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 18 September at 7.00pm
Members of the Public and the Press are cordially invited to attend**

Clerk's signature: *Sarah Coder*
Date of issue: 12 September 2017

AGENDA

- 1. Apologies for absence:** to receive and approve apologies for absence.
- 2. To APPROVE the minutes of the Planning Meeting held on Monday 14 August 2017: (Appendix 1)**
- 3. Declarations of interest and dispensations:**
 - To receive declarations of interest from councillors on items on the agenda;
 - To receive written requests for dispensations for disclosable pecuniary interests (if any);
 - To grant any requests for dispensation as appropriate.
- 4. Decisions Received:**

No decisions received.
- 5. New:**

S/3076/17/TC – Tree Work – The Rectory, 24 Church Lane, Milton, Cambridge CB24 6AB – The tree concerned is covered by a TPO 4/80/SC Ivy covered Ash on frontage – fell.

S/2403/17/FL Revised Plans – Brookgate Land Ltd – Land adjacent to Cambridge North Station, Milton Avenue, Cambridge CB4 0WZ – Erection of building comprising office B1 (a) floor space and ancillary ground floor retail (A1/A3) floor space, associated landscaping and public realm improvements and a 125 space car park.

S/2372/17/FL Revised Plans – Brookgate Land Ltd – Land adjacent to Cambridge North Station, Milton Avenue, Cambridge CB4 0WZ – Erection of 217-bed hotel with ancillary ground floor retail (Use Class A1/A3) floor space, associated landscaping and public realm improvements and a 20 space car park.
- 6. Date of next meetings**

Monday 16th October at 7:30pm

Clerks Office

The full agenda papers are available on the website www.miltonvillage.org.uk and at the Parish Council office.

**Minutes of the Planning Committee Meeting of Milton Parish Council held on
Monday 14th August 2017 at 7.30pm in the Bowls Pavilion**

Present: R Farrington (Chair) (RJF), J Coston (JC) from 8.20pm, T Leavens (TL) V Chang (VC)

In attendance: N Plumb (Assistant Clerk)

Members of the public: None

1. To accept and approve apologies for absence:

D Owen (personal), H Smith (personal)

2. Approval of the Minutes of the Planning Meeting held on Monday 3 July 2017

The Minutes of the Planning Committee Meeting on 3 July were approved and signed.

3. 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.**

4. Decisions Received

S/2074/17/FL – 12 Cambridge Road, Milton, Cambridge CB24 6AW – Single storey rear extension to ground floor of the existing property. **APPROVED**

S/1849/17/FL – 9 Knights Way, Milton, Cambridge CB24 6DE – Conversion and extension to existing single storey side extension and new garden room to rear extension. **APPROVED**

S/1888/17/FL – 1 Sutton Close, Milton, Cambridge cb24 6du – Two storey & single storey extension and replacement garage roof. **APPROVED**

S/2032/17/FL – 15 Pryor Close, Milton, Cambridge CB24 6BU – Single storey rear flat roof extension. **APPROVED**

5. New:

Tree work – S/2602/17/TC – The Rectory, 24 Church Lane, Milton, Cambridge CB24 6AB – Remove Elm Tree 50% infected with Dutch Elm disease.

NOTED. No response was required from Milton Parish Council (MPC) as permission had been granted.

S/2636/17/PA – 39 Fen Road, Milton, Cambridge CB26 6AD – Revised plan for single storey rear extension with flat roof.

NOTED. Revised plans had been sent for information only.

BUT Milton Parish Council would like clarification about the classification of this application as ‘PA’ (Prior notification of agricultural development) as the extension is proposed for an existing dwelling on residential land and is not related to agriculture in any way.

S/2748/17/FL – 12 Old School Lane, Milton, Cambridge CB24 6BS – Proposed front/side single storey extension/conversion and two storey extension over existing porch and two storey and single storey rear extension.

Milton Parish Council OBJECTS to this application.

Planning reasons:

- 1) The proposed development is not in keeping with the existing street-scene; other houses have a ground floor porch but none have the footprint of the porch extending upwards into the first floor. This is considered totally unacceptable and would set a precedent.**
- 2) Over-development because the extended property would occupy a large proportion of the site. The two storey rear extension is overbearing for neighbouring properties.**
- 3) If the existing car port were to be converted into a room there would be no direct access from the front of the house to the back garden.**

Comments:

MPC notes that submitted drawings do not match each other. The proposed Ground Floor Ground Plan shows a door on the front of the proposed extension whereas the Proposed Front Elevation only shows a window. Which of these is the final drawing?

S/2436/17/FL – Plots 1-21 Cambridge Science Park, Milton Road, Cambridge CB4 0WN – Demolition of existing buildings and erection of two four storey buildings for B1 use and a multi-storey car park, including access and landscaping.

Milton Parish Council HAS NO RECOMMENDATION

Comments: MPC requests that there should be substantial planting of mature trees between the proposed buildings and Milton Road sufficient to maintain the existing screen between the Science Park and Milton Road.

S/2460/17/NM – 34 Froment Way, Milton, Cambridge CB24 6DT – Non-material amendment to planning application S/3213/16/FL for proposed two storey side extension to change internal layout.

MPC wishes to remind SCDC of the history of this application, namely that this site originally contained one family house with a 2-car garage to the SE. Subsequently the garage to the SE was converted into a self-contained annexe, against the recommendation of the parish council.

More recently, MPC recommended refusal of a similar application for an attached extension to the NE, because it was concerned that the design would create another separate dwelling on the same site as the existing (4-bed) house and (1-bed) detached annexe. SCDC subsequently approved the application.

Following the build, MPC asked SCDC to check if the extension had been built in accordance with the approved plans; which showed on the first floor extension, bedroom 5 leading off the landing of the main house, with an en-suite bathroom and a study and lounge on the ground floor. This application now seeks retrospective approval for the layout that has been built; effectively a separate, semi-detached dwelling with a revised internal design including a second staircase. The bathroom has been installed on the ground floor, releasing space for one large bedroom (or potentially two) to be established on the first floor. A first floor doorway between bedrooms in the main house and the extension appears spurious. In addition, on the current plans, the purposes of the rooms have not been identified.

Milton Parish Council OBJECTS to this application.

Planning reasons:

- 1) Over-development of the site (from originally a family house) to a 4-bed house, a 1-bed annexe and a 1-bed (potentially 2-bed) extension.**
- 2) Lack of parking. The site has space for 2 (-3) car, having lost two parking spaces when the original garage was converted to an annexe. There is insufficient parking for the cars that are likely to be generated by dwellings with a total of 6 (-7) bedrooms on this site.**

Comments:

MPC notes that the approval for S/2283/15/F said, “The annexe (garage) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 34 Froment Way, Milton, Cambridge, CB24 6DT. (Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.”

If SCDC are minded to approve this application, MPC requests that the extension must also not be occupied at any time other than for purposes ancillary to the main house at 34 Froment Way.

S/1474/17/FL – 97 Cambridge Road, Milton, Cambridge CB24 6AT – Proposed change of use from Class B1(c) light industrial to D1 for use as a church and meeting place – Additional information – Transport statement.

Having reviewed the additional information MPC continues to make NO RECOMMENDATION

Comments:

- 1) The submitted Transport Statement dated 2 August 2017 does nothing to mitigate its original concerns about the unsuitability of the site and lack of parking.**
- 2) MPC notes that originally it made no recommendation but commented at the time that this was an “unsuitable location for the proposed use and the lack of parking”.**
- 3) MPC notes that concerns raised by neighbouring businesses on the Industrial Estate, confirm the PC’s original observation that this is an unsuitable location for the proposed use as a church and meeting place.**

S/2372/17FL – Land adjacent to Cambridge North Station, Milton Avenue, Cambridge CB4 0WZ - Erection of 217-bed hotel with ancillary ground floor retail (use class A1/A3) floor space associated landscaping and public realm improvements and a 20 space car park.

To reconsider previous decision now that plans have been received.

MPC originally responded to this application on 20/07/2017 with no recommendation and the

Comments:

- 1) The design of the hotel appears overbearing.**
- 2) Request that landscaping be adequate to soften the appearance of the hotel.**

Having reviewed the plans, MPC HAS NO RECOMMENDATION AND NO FURTHER COMMENT.

S/2403/17/FL – Land adjacent to Cambridge North Station, Milton Avenue, Cambridge CB4 0WZ - Erection of building comprising office B1(a) floor space and ancillary ground floor retail (A1/A3) floor space,

associated landscaping and public realm improvements and a 125 space car park.

To reconsider previous decision now plans have been received.

MPC originally responded to this application on 20/07/2017 with no recommendation and the Comments:

- 1) **The design is overbearing.**
- 2) **Request that landscaping be adequate.**

Having now seen the plans, MPC wishes to change its recommendation to OBJECTION.

Planning Reasons:

- 1) **MPC objects to the diversion of the cycle path from the previous direct route to the station, to a tortuous route around the back of the office block, through a number of right angled bends and crossing the guided busway, is counter-intuitive and much longer.**
- 2) **MPC supports the views of Camcycle and local travellers, that this is disadvantageous to cyclists.**

For Information:

Application for Lawful Development Certificate for use of land as a rail depot for aggregates, land at Chesterton Sidings, Cowley Road, Cambridge CB4 0DL.

NOTED

MPC Noted receipt of a copy of a letter of objection received regarding planning application at 19 Old School Lane, Milton.

6. Date of next meetings

Monday 18 September 2017

Monday 16 October 2017

Clerks Office