

Orchard Park Community Council

Minutes of the Planning Committee held on Monday 15th August 2016 at 7pm at the Community Centre, Orchard Park.

Present: Councillors: F Oboloje, R Nixon, C Hosmer, Y Macaulay

In attendance: C O'Brien (Assistant Clerk)

PC16/019 **Apologies** – Cllr Brenton was absent. Noting vacancies on Committee from resignation of Dave Warren from the Council, item for next Full Council agenda

PC16/020 **Declarations of Interests** – None declared

PC16/021 **Public Participation** – There were no members of the public in attendance

PC16/022 **To Approve Minutes:** of the meeting held on 27th June 2016. All in favour to accept as a true record of the meeting

PC16/023 **Consideration was given to Planning Application(s):**

S/1294/16/FL Parcel L2 Topper Street, Orchard Park – Erection of a mixed-use resident led development comprising of 66 1 bedroom units on the upper floors including 40% affordable housing along with 66 car parking spaces, cycle parking and associated hard and soft landscaping to include gym (use class D2) and two commercial units (flexible use class comprising use classes A1 (non-food retail) A2 and D1) at ground floor

Plans inspected, all **agreed** to a **no recommendation**, commenting:

- No allocation of disabled parking for commercial units or residential units
- Visitor parking to be shared with commercial units, gym and possible overspill from residential units noting 1 allocated space per unit
- Materials to compliment Orchard Park Design Guide
- Security of car park to be clarified to ensure those occupying units have secure parking

S/1644/16/FL Mr Michael Nagy, 13 Graham Road, Orchard Park – Change of use from house in multiple occupancy to large house in multiple occupancy

All **agreed** to make a recommendation of **refusal**, commenting:

- Lack of provision for off-street parking which fails to comply with **Policy TR/1 of the LDF**
- Noting the property may not always be of multiple occupancy, parking provision to SCDC policy should be demonstrated.

- Low external amenity space. Against District Design Guide for a house with 3 bedrooms or more, would result in poor quality development. Contrary to policy **DP/3 of the SCDC LDF and the District Design Guide, Supplementary Planning Document**
- Not in keeping with the area of single family occupancy homes.
- Major concerns of precedent being set for similar applications and loss of family homes in Orchard Park.

PC16/024 South Cambridgeshire District Council Updates
 Planning Policy Monthly Update – August 2016
 July 2016 E-Bulletin covering Local Plan update
 Decision Notices:
 5 Icen Way – Change of use from house in multiple occupancy (C4) to large house in multiple occupancy – **Approved by SCDC**
 1 Aster Way – Roof raise and installation of velux windows to create habitable roof space – **Approved by SCDC**
 89a Chieftain Way – Garage alteration for use of home office – **Approved by SCDC**
 13 Foxglove Way – Single storey rear extension and internal alterations – **Approved by SCDC**
 5 Orchard House, Unwin Square – Aluminium tray fascia sign non-illuminated – **Approved by SCDC**

PC16/025 Village Sign Project Update and other Planning Projects
 No update received on Village Sign
 Bronze casting ready for installation. Assistant Clerk to liaise to arrange installation date. Projects details to be circulated to members as received

PC16/026 Items for Next Agenda

Noting change of date to Monday 19th September (if required)

Meeting Closed at 7.40 pm

Signed (Chair)

Date.....

