

AGENDA REPORTS PACK

PLANNING COMMITTEE

11th January 2018

18P/004. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 21st December 2017 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Graves, Nicholas, Smith, Ward, Wilson and the Clerk

In attendance: 8 members of the public, SCDC/CCC Cllr Wotherspoon, Tim Marks (Amey) and Emma Fitch (County Council)

- 17P/229. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Young (personal). Cllr Ward to leave at 8.30pm.
- 17P/230. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. SCDC Cllr Wotherspoon spoke in relation to application S/3551/17/OL to state that he would like the land safeguarded for recreational purposes and not housing. Standing Orders reinstated 7.32pm and SCDC Cllr Wotherspoon left the meeting.
- 17P/231. To accept Declarations of Interest and Dispensations** – Cllr Graves declared an interest in item 17P/233.
- 17P/232. Minutes** – Resolution that the minutes of the Committee meeting held on 7th December 2017 be signed as a correct record. **RESOLVED.**
- 17P/233. Amey 'Energy for waste' facility** – to receive summary of forthcoming planning application - Emma Fitch (CCC) and Tim Marks (Amey). Standing Orders suspended 7.34pm. Emma Fitch, Business Manager for County Planning, Minerals and Waste spoke regarding a public consultation starting 2nd January-23rd January 2018 in relation to an application for Amey. Tim Marks, Planning Manager for Amey summarised the application which essentially is looking to move away from landfill. Been working with the Community Liaison Group and an application was submitted this week. Looking to burn 250,000 tonnes of waste, of which 200,000 tonnes would currently go to landfill. Explained how the new plant would work, which would generate enough energy to power 63,000 homes. Residue/ash will be transported off site. They will have to get an environmental permit and must prove that the plant will burn at 850 degrees for 2 seconds to avoid emitting dioxins. The plant can be inspected at any time by the Environment Agency. Site is located on the edge of the Cottenham boundary but is essentially in Landbeach. Prevailing wind is SW, away from the direction of Cottenham. It is a thermal rather than bio process so not like composting. Any residual odour would be drawn in from the 'reception hall' into the furnace. They are using proven technology to achieve emission targets. The chimney stack has to be a set height to meet permit requirements. There will be a small amount of additional traffic, approx. 20-30 vehicles per day. The proposed plant will work alongside the existing ones. Resident 1 asked about emissions and the implications for people with respiratory problems. Mr Marks confirmed that they have had to undertake a health impact assessment; the EA also state that there is no significant impact to health and they are a consultee. Standing Orders reinstated 7.52pm.
- 17P/234. Planning Applications:**
- **S/3551/17/OL** – Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham. Housing - Cllr Morris ran through the relevant National Planning Policy Framework (NPPF) policies. We commissioned AECOM, an international consultancy, to produce a housing needs assessment. In essence if the Local Plan was in force today Cottenham would be in a negative position of requiring housing. If the Local Plan isn't in force then there is a more tricky set of principles to follow. The underlying problem is that there is a requirement for 111 truly affordable 2-3 bedroom houses in Cottenham. It was confirmed that as part of the application there would be 40% affordable housing (at the equivalent of 80% market value). The Community Land Trust has identified other possible

locations for truly affordable housing. The County site is still in an unsustainable location. County could choose to provide truly affordable housing but they have already stated that they need to maximise profit. Standing Orders suspended and reinstated 8.08pm.

Design – The first application was rejected for 2 reasons. Version 2 moved the housing back from Les King Wood to improve the views however in doing so it moved the houses onto the land we would like for the Recreation Ground extension.

Sport – A diagram was distributed showing alternative proposals with 2 ‘blue blocks’ reserved for recreational purposes. We are already 2 hectares short of space and with the provision of new housing a further 1.6 hectares is required. Standing Orders suspended 8.27pm. CUFC representative spoke to say the club was in the process of submitting a response to the application. Unsure which application was being considered because it had been changed so many times. Proximity of the development could be too close to install floodlighting on the pitches; this could impact CPC revenue. Cricket representative spoke regarding CPS extension site. Cllr Morris stated that it had been removed from the plans probably because it clouded the issues, rather than had been eliminated from consideration altogether. Resident 2 thought that the access road to the CPS extension had been removed due to safety objections raised. The consensus was that the removal of the road and CPS extension was confusing and deceitful. Cllr Morris clarified that this is an outline application which doesn’t formalise the site layout which, if approved, would be done later under a “reserved matters” application. Resident 3 asked if there was any plan to build a second primary school elsewhere? Cllr Morris responded that there had been a consultation approx 20 years ago on this matter. It would be a County decision as to whether there were 2 separate schools and there will be a consultation next year. Resident 2 asked if it had been decided what would go into the additional recreation land i.e. tennis courts. Not yet. Colts representative confirmed that they would be in favour of the 2 blocks of land closer to the facilities being obtained for recreational use. Cllr Morris stated that this land was more consistent with the original planning application for 137 houses. Standing Orders reinstated 8.38pm.

Highways – It is acknowledged that there would be a 20% increase in traffic. Cllr Collinson was concerned about the proposed access road on the hill. Highways have stated in their report that additional accesses tend to improve safety. There are no plans to move the 30mph sign unless there was consultation with the Parish. Cllr Ward left the meeting at 8.39pm. Standing Orders suspended 8.40pm. Resident 2 commented that the existing cycle path is very narrow. Cllr Morris said that County would have to work within those constraints. Standing Orders reinstated 8.41pm.

S106 – Cllr Morris ran through how the contributions were calculated and what they would be used for.

Drainage – County have said that they will honour the 1.1 litres per second per hectare drainage rate. Cllr Graves stated that the Old West Internal Drainage Board (OWIDB) were going to survey the nearby “under-lode culverts” this year but have been unable to do so. He warned that the potential for flooding downstream of developments elsewhere increases with every development, suggesting that a planning condition is requested for the design and long-term management of the proposed drainage system.

CPC recommends refusal of this application with conditions. **REFUSED.** Noted new response deadline of 8th January 2018. CPC is strongly opposed to this application for a number of reasons, not least the conflict with NPPF 28, 70, 73 and 74 related to protection of sports provision, and believes that, following recent planning permissions and an independent assessment of housing need, more than enough homes will be built here to satisfy local need, but acknowledge that Cottenham has a need for a modest amount of additional affordable 2 to 3 bedroom homes.

Conditions:

If at the time this application is determined, SCDC still cannot demonstrate a 5-year supply of housing land, we are prepared to consider a revised application on this site provided:

- it is for no more than 50 homes, which should each have 2 to 3 bedrooms, and
- the homes are not built on two reserved areas, each of approximately 2 ha between the Sports Pavilion and Ramphill Farm, which will be prepared to Sport England standards at the applicant's expense for sports use and title transferred to the Parish Council, and
- additional land, adjacent to these two blocks and equivalent in size to that which may be required for an extension to the Primary School, (for which the location should be identified and included in any Reserved Matters application), should be reserved for that purpose until it can be shown after public consultation to no longer be needed and, if a transfer should be needed, then all the conditions of the lease apply,
- arrangements for the design and long-term management of the Sustainable Urban Drainage System are to be finalised and subjected to planning approval as part of the Reserved Matters application for the site.

Standing Orders suspended 8.55pm. CUFC representative queried S106 contributions. Cllr Morris said that no houses equals no S106 and a reduction in houses would be calculated accordingly. He also clarified that it was consistent with the direction of the Neighbourhood Plan – the Local Plan doesn't allocate any houses for Cottenham. Cllr Collinson said that the need for County is to make money; Cllr Morris said there was a need for houses in the district and noted that in a few years time there would be another assessment of the number of houses needed. CUFC representative asked what the plan was for the roads? Cllr Morris confirmed that there would be a toucan crossing (jointly funded with other developments), junction 'improvements' by the almshouses and minor improvements to the cycle path. Separately, the suggested A10 improvements may have a positive effect for us and there will be a statement on this from the Greater Cambridge Partnership on 8th January 2018. Resident 2 queried the location of the primary school extension. Cllr Morris clarified that one of the 'blue blocks' on his plan was intended to catch up with current need, while the other block was for an expansion to the Rec. Standing Orders reinstated 9.03pm.

- **S/4183/17/FL** – Extending current garage, 3 Willow Grange Cottages, Ely Road, Chittering. CPC recommends approval. **APPROVED.**
- **S/4100/17/FL** – Proposed garage conversion, 13 The Linnets, Cottenham. Concerns that property won't meet required parking standards. CPC recommends refusal. **REFUSED.**
- **S/4325/17/FL** – Front porch and 2 storey side extension, 1 Twentypence Road, Cottenham. CPC recommends approval. **APPROVED.**

SCDC Decisions:

Approvals

- **S/2780/17/VC** - Removal of Conditions 2, 3 & 4 of Planning Application C/0090/52, Mayfields, Beach Road, Cottenham
- **S/1606/16/OL** - outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (all matters reserved apart from access), Land at Oakington Road, Cottenham

Tree Order:

- **S/4246/17/TC** – T1 Black hybrid poplar – reduce laterals and height by up to 3m; T4 Black hybrid poplar – reduce height and laterals by up to 3m; T5 Sycamore – reduce limbs by 1.5m and crown thin by 15%; T6 Black hybrid poplar - ; T7 Sycamore – fell to ground level; T8 Ash – remove; T10 Hawthorn – reduce height by 2m and reduce laterals by 1.5m all round and sever ivy at 4m to prevent full crown encroachment; T11 Ash – reduce canopy by up to 3m, 3 Elm Barns, Cottenham. CPC recommends approval subject to Trees Officer comments. **APPROVED.**

- 17P/235. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. SCDC Cllr Harford is chasing Officer re. case 6/16. Cllr Morris to chase Trovine Monteiro for a response also.
- 17P/236. Neighbourhood Plan** – consider Cottenham’s possible future housing need – Cllr Morris distributed a summary paper of the AECOM report and ran through the prediction figures. Papers to be submitted along with a copy of the draft Neighbourhood Plan with response to S/3551/17/OL. In his absence the Clerk read a note from Cllr Young suggesting that the NP ambassadors to be contacted in relation to the application also. Cllr Morris to action.
- 17P/237. Date of next meeting** – 11th January 2018
- 17P/238. Close of meeting** – 9.34pm.

Signed _____ (Chair) Date _____

18P/005. Planning Applications:

- [S/4250/17/FL](#) – 2 storey rear extension and part demolition of rear ground floor, double garage and barn, 9 High Street, Cottenham
- [S/4423/17/FL](#) – Conversion of garage into an additional bedroom, Annexe, 46 Telegraph Street, Cottenham
- [S/4422/17/FL](#) – Single storey side and rear extension, 15 Ellis Close, Cottenham
- [S/4442/17/LD](#) - Certificate of lawful development for a proposed rear dormer and velux windows to front, 11 Woodlark Drive, Cottenham
- [S/4445/17/FL](#) – Two storey side extension over existing garage, 5 Sovereign Way, Cottenham
- [S/4331/17/FL](#) – Two storey extension to side, 26 Courtyard Way, Cottenham
- [S/4548/17/OL](#) - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, Land at Oakington Road, Cottenham
- [S/3372/17/CW](#) - Application for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt's Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, Air Cooled Condensers and associated infrastructure: including the development of an internal access road; office/welfare accommodation; workshop; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; water tank; silos; lighting; heat off-take pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge crossings, Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach

SCDC Decisions:

Approvals

- [S/4126/17/FL](#) – Single storey rear extension, 14 The Linnets, Cottenham

Refusals

- [S/3607/17/FL](#) & [S/3608/17/LB](#) – Rear first floor extension and an addition to create a link from the main house to the existing annex, 87 High Street, Cottenham

Tree Order:

- [S/4402/17/TC](#) – Magnolia near South porch - many branches now touching walls and parapets - clear by 1.5m, All Saints Church, Cottenham