

AGENDA REPORTS PACK

PLANNING COMMITTEE

12th January 2017

17P/004.

Planning Committee Meeting Minutes

Held in the Village Hall, Cottenham on Thursday 22nd December 2016 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Graves, McCarthy, Young and the Clerk

In attendance: 1 member of the public

16P/222. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (personal), Mudd (illness), Nicholas (personal), Richards (work) and Ward (personal).

16P/223. Any Questions from the Public or Press – Standing orders to be suspended 7.31pm. Representative for Mr and Mrs Starling. S/3356/16/FL attended to answer any questions from the Council. Standing Orders reinstated 7.32pm.

16P/224. To accept Declarations of Interest and Dispensations – *i. To receive disclosures of pecuniary & non-pecuniary interests from Councillors on matters to be considered at the meeting. ii. To receive written requests for dispensation. iii. To grant requests for dispensation as appropriate. None given.*

16P/225. Minutes – S/1606/16/OL - assertion amended to assertion. Comments re. technical addendum attributed to Cllr Young. Resolution that the minutes of the Committee meeting held on 8th December be signed as a correct record. **RESOLVED.**

16P/226. Planning Applications:

- **S/3356/16/FL** – New dwelling to replace part demolished warehouse, 40 Church Lane, Cottenham. Standing Orders suspended 7.36pm. Cllr Collinson queried whether some of the front wall was being retained. A: yes. Representative stated that the application was identical to the original and was submitted following Enforcement visit. As per the previous application the building will be clad in bricks (bricks were only sited on the front face of the original building) and the external effect will be the same as per the previous application. Standing Orders reinstated 7.40pm. It was noted that the building is outside of the village framework and it is now technically a new build. CPC recommends approval. **APPROVED.** Comments: Although outside the development framework, the original building has been demolished and so it is technically a new build albeit on the footprint of the original building on the site. It is built to a design previously approved by this Council. Standing Orders suspended 7.48pm. Representative thanked the Council. Confirmed that the property will be as eco as possible and thermally efficient. Standing Orders reinstated 7.50pm.
- **S/2530/16/FL** – New 3 bedroom dwelling and associated parking (amended), 33 Margett Street, Cottenham. The design amendments were acknowledged as being an improvement to the previous application. Concerns still regarding the car parking – loss of parking for 33 Margett Street and lack of visibility splays for the proposed development. CPC recommends refusal. **REFUSED.** Inadequate parking and visibility splays (especially the height of the wall which blocks visibility). Overdevelopment of the site. Loss of amenity (light) to 35 Margett Street. Loss of parking to 33 Margett Street. CPC would like the application taken to Committee should the Officer be minded to approve.

For information:

- **S/3240/16/DC** – Discharge of Conditions 1, 2 and 3 of Planning Application S/1628/16/LB, All Saints Church, High Street, Cottenham

SCDC Decision Notices:

Approved:

- **S/1952/15/OL** - demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access, 36 Oakington Road, Cottenham – this relates to the S106 agreement and there are a number of contributions to the village. Cllr Morris to seek clarification from James Fisher, S106 Officer, on various items and revert back.
- **S/2852/16/FL** – Single storey front extension and internal alterations, 21 Pelham Way, Cottenham

Refused:

- **S/1632/16/FL** – Change of use of land for the siting of a residential mobile home, Land at North Fen Drove, Broad Lane, Cottenham

Tree works

- **S/3403/16/TP** – Multi-stemmed Ash trees to right hand side of no 53 Beach Road - prune to clear house by 4m, lamp column and crown lift over road - all by the removal of whole primary branches Reasons: Low crowns are touching roof, 53 Beach Road, Cottenham.
APPROVED subject to Tree Officer comments.

16P/227. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 6 – waiting information following internal inspection. Case 10 has been closed. Cllr McCarthy to email details of potential new issue to Clerk.

16P/228. Date of next meeting – 12th January 2017

16P/229. Close of meeting – 8.25pm.

Signed _____ (Chair) Date _____

17P/005. Planning Applications:

- [S/3080/16/OL](#) – Outline planning permission for 8 dwellings and garages with some matters reserved except for access, site rear of 160 Histon Road, Cottenham
- [S/3305/16/FL](#) - Enlarged two storey rear extension to replace existing ground floor rear extensions. Enlargement and repair of existing roof structure to rear. Addition of new sedum-planted flat roof to single storey areas. Replacement of existing garage, 12 Telegraph Street, Cottenham
- [S/0202/16/CW](#) - Construction and operation of a Waste Water Treatment Plant, and ancillary works, with a capacity of 75,000 tonnes per annum, Waterbeach Waste Management Park, Ely Road, Waterbeach (NB: this application is on the County Council planning system not SCDC)
- [S/3596/16/FL](#) – Construction of a carport, 73 Rampton Road, Cottenham
- [S/3624/16/FL](#) – Single storey rear extension, 7 Orchard Close, Cottenham
- [S/3477/16/RM](#) - Application for approval of all reserved matters (appearance, landscaping, access, layout and scale) for 135 dwellings with access from the approved primary street network of phase 1, Parcel H2, Phase 1, Northstowe

SCDC Decision Notices:

Approved:

- [S/3000/16/FL](#) – Single storey side and rear extension, 49 Victory Way, Cottenham
- [S/1352/16/LD](#) – Lawful Development Certificate for existing use of the land and buildings for B1, B2 and B8 activities, Elm Tree Farm, Hay Lane, Cottenham
- [S/2894/16/FL](#) - Erection of new dwelling, including landscaping and demolition of existing outbuildings, 132 Rampton Road, Cottenham