

AGENDA REPORTS PACK

PLANNING COMMITTEE

20th September 2018

18P/160. Minutes.

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 6th September 2018 at 7.30pm

Present: Cllrs Kidston (Chair), Collinson, Morris, Smith, Ward and the Clerk

- 18P/147. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Graves (work), Mudd (personal), Nicholas (sick), Wilson (holiday) and Young (personal). Cllr Bolitho was absent.
- 18P/148. Any Questions from the Public or Press** – None present.
- 18P/149. To accept Declarations of Interest and Dispensations** – None received.
- 18P/150. Minutes** – Resolution that the minutes of the Committee meeting held on 23rd August 2018 be signed as a correct record. **RESOLVED.**
- 18P/151. Planning Applications:**
- **S/3003/18/FL** - Conversion of building to a dwelling (Class C3), 144-146 Histon Road, Cottenham. The design is considerably larger than the existing building due to the inclusion of the loading bay. It is not a conversion in the true sense and due to the increase in size not considered permitted development (contrary to HG/8). Site is not 'only a short walk into Cottenham' as stated in the Design and Access statement and is in fact over 1km to the shops and village centre so therefore is not a sustainable location (DP/1 1b). Furthermore the site is not surrounded by houses and is in the greenbelt, open countryside and outside of the village framework (DP/3 2l/m, DP/7 and GB/1). The proposals do not meet the quoted paragraphs 49, 58 and 60 from the NPPF (NB: the quotes are from the 2012 version of the NPPF). The D&A statement fails to mention information required under DP/2 2k/i/m and in the main the content of the D&A statement is considered disingenuous. CPC recommends refusal. **REFUSED.**
- Information Only:**
- **S/xxxx/18/TC** - 5 Day Notice to remove dead or dangerous trees (fell: Cedar to left hand side of house, small Cedar, Cherry, another small Cedar, Laburnum, a small Cherry and a Buddleia. Also in rear garden a dead Robinia and dead Maple) - 1 Village College Staff Houses, High Street, Cottenham
- 18P/152. Amey waste incinerator** – consider content of presentation re. Amey planning application to County Planning Committee meeting on 17th September – Discussions on how to make content more concise. Cllr Ward to reword and send to Clerk for re-circulation. Clerk to forward speaker information to Cllr Ward.
- 18P/153. SCDC Planning Committee** – consider attendance at meeting on 12th September in relation to any Cottenham items on the agenda – No Cottenham items on agenda.
- 18P/154. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 6/16 – follow up with Enforcement regarding possible meeting with owners.
- 18P/155. Date of next meeting** – 20th September 2018. Cllrs Kidston (holiday), Smith (holiday) and Ward (holiday) all gave apologies.
- 18P/156. Close of meeting** – 8.05pm.

Signed _____ (Chair) Date _____

18P/161. Planning Applications:

- **S/2661/18/FL** - Proposed rear single storey and first floor extension to main house & garage conversion to existing double garage, 31 Telegraph Street, Cottenham (Updated plans for the addition of side elevation e4)
- **S/2935/18/FL** – Single storey rear extension, 58 Lyles Road, Cottenham
- **S/2281/18/RM** - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land off Oakington Road, Cottenham (Persimmon) – (Full design and access statement and additional drainage information)
- **S/3242/18/FL** – Proposed single storey extension to the front of the property, installation of window to side elevation, and infill of garage window, 12 Dunstal Field, Cottenham
- **S/1532/18/FL** – New parking bays, Franklin Gardens, Cottenham - Amendment - The existing parking now shown on the plan, parking to be removed now shown on the plan and the drainage amended

Tree Orders

- **S/3408/18/TC** – 1. Lime - remove all major dead wood and suckers at base; 2. Yew - cut ivy at base; 3. Yew - cut back low branches over footpath to 2.5m and remove dead spurs; 5. Yew - sever ivy at base; 6. Oak - local area of dead bark at base on North side, monitor for fungal development - remove major dead wood; 7. Yew - signs of crown decline - clear adjacent shed by 1m, remove dead pegs and cut ivy; 8. Yew near path - major crown dieback on North side - remove dead branches and sever ivy; 9. Groups of Beech near back gate - remove lower branches to 3m high for access; 11. Hornbeam in corner - dead - remove to ground level; 14. Yew at end of path - crown lift to 2.4m and clear gravestones back to hedgeline; 16. Ash - shorten branch over seat by 4m and major dead wood - inspect cavities at 3 & 7m; 21. Oak near house - hollow stem on house side carrying heavy top weight - thin out branches by 50% to reduce risk of stem failure, remove major dead wood; 23. Horse Chestnut - no visible defects seen from ground level - climbing inspection and report advised 24. Horse Chestnut - climbing inspection, report advised 25. Horse Chestnut - weeping canker on trunk at 1m. Heavy branch over road rising from epicormic shoot - shorten by 50% 26. Horse Chestnut - weight bias towards churchyard - thin out heavy re-growth at previous reduction points by 40% 27. Horse Chestnut - end weight reduce and thin ends by 20% 28. Horse Chestnut - west side of gates - clear road sign, climbing inspection and report advised. All Saints Church, Cottenham
- **S/3410/18/TC** - 3no Lime trees at rear of property - repollard to previous pruning points 10. Golden cypress (dying) - fell and grind stump, Village College staff houses, Cottenham

SCDC Decisions – approvals

- **S/2610/18/LB** - Removal of existing cupboard doors, construction of new en-suite WC and wardrobes, 35 High Street, Cottenham
- **S/2479/18/FL** -conversion of outbuilding to annexe (retrospective), 101 High Street, Cottenham
- **S/2476/18/FL** - single storey flat roofed side extension to existing annexe including external stairs and walkway and rear covered way (retrospective, 101 High Street, Cottenham
- **S/2478/18/FL** – studio building (retrospective), 101 High Street, Cottenham
- **S/2551/18/FL** - Demolition and replacement of existing single storey extension, 9 High Street, Cottenham

18P/162. Joint Minerals & Waste Local Plan

As you may be aware, Cambridgeshire County Council and Peterborough City Council are in the process of writing a new Joint Minerals and Waste Local Plan. This Plan will seek to ensure an adequate supply of minerals and waste management facilities over the period to 2036, including the relevant policies needed by Officers and/or Councillors for determining planning applications for such development.

Over May and June this year, the councils consulted on a very early Preliminary Draft of the new Plan, seeking views on the proposed wording of these policies, and also asking landowners, agents and operators to submit their suggested sites for future mineral and waste management development. We received a number of such suggested sites.

As a Parish Council, your views on these suggested sites are very important to us. We appreciate that you will have particular knowledge of your local area, of the surrounding areas, and of how these sites and their potential after-use, may affect you, should they be allocated in the new Plan. An interactive map of the suggested sites can be viewed via [this link](#). Please zoom to your area and click on a site for more information. To view the full details of a site as it was submitted to us, visit the online consultation portal by clicking here for [minerals sites](#) or here for [waste sites](#), and select 'View Comments' in the top right corner. If you cannot access any link, please contact us and we will assist in providing the information by other means.

We would be grateful if you could send us any comments you have regarding the sites submitted in your area, or indeed any other area, by no later than **Wednesday 31 October 2018**. Please respond either by email (planningpolicy@peterborough.gov.uk) or in writing to the address below.

We would like to stress that *no assessment has been made by the councils of these suggested sites and the councils have not made any predetermination as to their suitability or otherwise*. The sites have been suggested to us, not by us. Your comments will feed into the process of considering each suggested site.

When we have considered your comments, along with those received at the Preliminary Draft stage, we will publish a Further Draft Local Plan for consultation in Spring next year. This Further Draft will include our preferred options for the Plan, and we will seek your comments again at that time.

Thank you in advance for your time. Should you require anything further, please do not hesitate to contact me.

Yours faithfully,

Chris Stanek BSc MSc PIEMA
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