

AGENDA REPORTS PACK

PLANNING COMMITTEE

21st January 2016

16P/012.

Minutes of Planning Committee Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 7th January 2015 at 7.30pm**

Present: Cllrs Mudd (Chair), Bolitho, Collinson, Morris, McCarthy, Nicholas, Richards, Ward, Young and Clerk

- 16P/001. Chairman's Introduction and Apologies** – Apologies accepted from Cllr Heydon (personal).
- 16P/002. Any Questions from the Public or Press – Standing orders to be suspended** – none present.
- 16P/003. 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. Cllrs Collinson and Mudd declared a non-pecuniary interest in S/2986/15/FL and will take no part in voting.
- 16P/004. Minutes** – Minor amends made (typos). Resolution that the minutes of the Committee meeting held on 3rd December be signed as a correct record. **RESOLVED.**
- 16P/005. Planning Applications for consideration**
- **S/2986/15/FL** – Two Storey Side & Rear Extension & Removal of Chimney, Kings Farm, 31 High Street, Cottenham – Cllr Mudd left the room at 7.40pm and returned at 7.42pm. The house isn't listed but the property adjacent is. The level of detail in the plans was complimented by Cllrs. CPC recommends approval. **APPROVED.** Cllrs Collinson and Mudd took no part in the vote.
- SCDC Decision Notices**
- Approved:**
S/0453/15/FL – Detached annexe, Ashton Farm, Church Lane, Cottenham
- Rejected:**
S/2713/15/RM – Reserved matters for access, appearance, landscaping, layout and scale following approved outline consent for erection of dwelling and garage, Land to the rear of 31 Histon Road, Cambridge
- 16P/006. Planning appeal** – to consider whether to withdraw previous comments regarding S/1195/15/FL – replacement of existing garage with 3 bay oak framed garage, 30 High Street, Cottenham. Earlier comments on this application still stand so no further response is necessary.
- 16P/007. Date of next meeting** – 21st January
- 16P/008. Close of meeting** – 7.50pm.

16P/013.

Planning Applications for consideration

- [S/2220/15/FL](#) - Change of use of warehouse/storage facility to residential, 40 Church Lane, Cottenham
- [S/3179/15/FL](#) – Proposed Installation of New Timber Retractable Garage Doors and Adjustments to Roof to Existing Carport, 193 High Street, Cottenham
- [S/3067/15/FL](#) - Single storey rear extension with balcony. Amendment to garage roof permitted under S/0685/14/FL to include one additional rooflight and clerestorey glazing to rear elevation, 83 Rampton Road, Cottenham

SCDC Decision Notices

Approved:

- [S/2504/15/FL](#) – First floor rear extension, 15 Histon Road, Cottenham

Rejected:

- [S/2601/15/FL](#) & [S/2603/LB](#) – Loft conversion and extension to form stairwell access, 297 High Street, Cottenham

Tree Orders

- **109 High Street, Cottenham** – thinning of crowns by max of 15% to trees (1-5 on plan), and removal of 1 no lower bow that is bearing/close to boundary wall of trees 2&3 (Horse Chestnut), removal of lower bows of tree 4 (ornamental) that are close to roof structure of outbuilding

16P/015. Northstowe

“To consider response to the Northstowe consultations for the Local Square Planning Application (S/3164/15/RM), and the two reserved matter consultations relating to phase 1 green space and drainage (S/3018/15/RM), and the drainage lake (S/3017/15/RM), prior to 26th January 2016 deadline – Cllr Heydon”

Ref: <http://www.cottenhampc.org.uk/wp-content/uploads/2014/03/Planning-Agenda-21st-Jan-16.pdf>

“To view the plans and have your say visit www.scambs.gov.uk/content/view-or-comment-planning-application and enter the reference number of the application you want to comment on. Local square – S/3164/15/RM, green space and drainage through the first phase – S/3018/15/RM and the drainage lake – S/3017/15/RM. **The consultation closes on Tuesday 26 January 2016.**”

Ref: <http://www.northstowe.com/news-archive/2016-01>

Also, the items are on the SCDC Online Planning Application portal provide access to full supporting documents, including some excerpts (in quotes), for which sources have been quoted:

S/3164/15/RM Local (Centre) Square.

Pages: [1]

Ref No	Description	Location
S/3164/15/RM	Reserved matters application for the local centre square development parcel. The	Land South of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton

” This reserved matters submission relates to the Local Centre Square Development Parcel, the extent of which is shown on the site location plan within Appendix 2. The local centre square provides several key functions; it will be the first part of public realm to be completed alongside the section 278 (s278) highway works, and the gateway to Northstowe. It will also be a key area of public open space and provide a small amount of parking along one edge.

1.4 It should be noted that this reserved matters submission relates only to the square itself, and not the buildings within the local centre that will eventually surround it. ”

and:

- “1.10 Separate reserved matters submissions have been approved in relation to Earthworks (ref: S/1654/14/RM, approved 29 October 2014), access from the B1050 (ref: S/1133/14/RM, approved 3 October 2014) and the primary roads and dedicated busway (ref: S/1131/14/RM, approved 17 September 2014). In addition the alterations to the B1050 are in the process of being agreed under s278 in liaison with Cambridgeshire County Council, as the relevant highway authority. The location of the local centre square in the context of the phase 1 development (including the approved primary roads around the square) and the B1050 is shown on the plan within Appendix 2. ”

Traffic monitoring, surface water drainage, and surface water management, are included in separate reserved matter documents, as follows...

- . “Condition 20 (traffic monitoring) – details approved 16 May 2014 (SCDC ref: S/0845/14/DC)
- . Condition 23 (surface water drainage) – details approved 10 September 2014 (SCDC ref: S/1116/14/DC)
- . Condition 24 (surface water management) – details approved 10 September (SCDC ref: S/1116/14/DC) ”.

“Drainage

4.14 Policy NE/9 *Water and Drainage Infrastructure* of the DCPDPD requires adequate land drainage systems and Policy NS/21 *Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal* of the NAAP requires that surface water drainage will be via sustainable drainage systems. Draft policy

Terence O’Rourke Ltd December 2015 Page 11 of 17 , Local Centre Square reserved matters Planning Statement

CC/7 *Water Quality* of the SCDLP also requires development to have sufficient land drainage systems and policy CC/8 *Sustainable Drainage Systems* requires the incorporation of appropriate surface water drainage systems.

. 4.15 The drainage of the local centre square accords with the principles approved as part of the outline consent. All drainage incorporate the use of sustainable drainage principles in accordance with the policy requirements and details approved in relation to the discharge of condition 23 (surface water drainage) of the OPP”.

Ref: NORTHSTOWE PHASE 1 – LOCAL CENTRE SQUARE RESERVED, MATTERS PLANNING STATEMENT GALLAGHER LONGSTANTON LTD, DECEMBER 2015

Section 2 is relevant, as the main access to Northstowe from Cottenham is via by the CGB by cycle or bus, through Rampton or Histon access points onto the CGB. There is a provision for ten sheffield stands as part of the town centre plan.

Additionally the reserved matters proposes there be a small amount of parking, including three disabled spaces, and two electrical charging vehicular spaces.

The full list of documents is available through the SCDC Planning portal at:

<http://plan.scambs.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=S/3164/15/RM&theTabNo=3&backURL=%3Ca%20href=wphappcriteria.display?paSearchKey=960242%3ESearch%20Criteria%3C/a%3E%20%3E%20%3Ca%20href=wphappsearchres.displayResultsURL?ResultID=1279374%26StartIndex=1%26SortOrder=rqndat:desc%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wphappcriteria.display?paSearchKey=960242%3ESearch%20Criteria%3C/a%3E%3ESea%20Results%3C/a%3E>

Contd...

S/3018/15/RM Drainage (strategic swale and ditch corridor).

Ref No	Description	Location
S/3018/15/RM	Reserved matters application for the strategic swale and ditch corridor strategi	Land South of Longstanton Park and Ride

. The Planning consent included ... *“formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hatton’s Road; and associated works including the demolition of buildings and existing structures”* (planning consent ref: S/0388/12/OL). ”

. “1.3 This reserved matters submission relates to the proposed landscaping of the ‘Strategic Swale and Ditch Corridors’ Strategic Engineering Element, also known as ‘Greenways’, the extent of which is shown on the location plan within appendix 2. The Greenways provide several key functions; they are an integral part of the surface water drainage strategy for Phase 1 of Northstowe, and will provide key areas of public open space and traffic free routes through the development.

. 1.4 The form of the ditches within the corridors including their shape and profile was approved in October 2014 as part of the reserved matters submission in relation to the Earthworks stage of the development (SCDC ref: S/1654/14/RM). This submission adds another layer of detail, providing a landscape strategy detailing how these Greenways will be landscaped”.

“This submission

1.6 This reserved matters submission seeks approval of appearance, access, landscaping and layout in relation to the Strategic Swale and Ditch Corridors Strategic Engineering Element (referred to throughout the remainder of this Planning Statement as the Greenways).

1.7 Strategic Engineering Elements are defined within the outline planning consent as: *“foul water pumping station, surface water pumping and rising main, access from the B1050, primary roads and “Dedicated Busway” along with other aspects of Hatton’s Road attenuation ponds, the waterpark and strategic swale and ditch corridors not covered by “Earthworks”*”.

1.8 This submission follows a pre application meeting with officers on 8 January 2015. The comments raised during these discussions have been incorporated into the proposed design. A public exhibition in relation to the surface water drainage proposals for the development, including the proposed waterpark also took place at Ploughman Hall in Willingham on Saturday 8 March 2014. A further Q&A drop in event took place on Monday 10 March 2014 at the Village

© Terence O’Rourke Ltd 2015 December 2015 Page 3 of 15

Strategic Swale and Ditch Corridors (Greenways) reserved matters Planning Statement

institute in Longstanton. Approximately 90 people attended the consultation events, at which representatives of the design team were available to answer questions.

1.9 Pre application consultation has also been undertaken with Anglian Water to ensure the areas

meet its relevant requirements with respect to future adoption as they will ultimately be responsible for managing and maintaining the Greenways. Its approach to landscape management and maintenance is set out within Part 3 of the document “Towards Sustainable Water Stewardship Sustainable Drainage Systems (SUDS) Adoption Manual”, which is included within appendix C of the submitted Landscape Strategy.

1.10 A separate reserved matters submission has been made in relation to the landscape proposals for the Waterpark, which the Greenways link to. The location of the Waterpark in relation to the Greenways can be seen within appendix 3”.

“The flood attenuation ponds within the waterpark and associated drainage (including swales through the greenways) have been designed to hold enough water to protect residents from a 1 in 100 year + Climate Change flood event and even have sufficient total capacity to cater for events in excess of 1:200 years. ”

Strategic Swale and Ditch Corridors (Greenways) reserved matters
Planning Statement

Appendix 3 – Plan indicating location of waterpark in relation to greenways



Ref: NORTHSTOWE PHASE 1 – STRATEGIC SWALE AND DITCH CORRIDORS
(GREENWAYS) RESERVED MATTERS
PLANNING STATEMENT, GALLAGHER LONGSTANTON LTD , DECEMBER 2015

The full list of documents is available through the SCDC Planning portal at:

<http://plan.scambs.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=S/3018/15/RM&theTabNo=3&backURL=%3Ca%20href=wphappcriteria.display?paSearchKey=960248%3ESearch%20Criteria%3C/a%3E%20%3E%20%3Ca%20href=wphappsearchres.displayResultsURL?ResultID=1279382%26StartIndex=1%26SortOrder=rgndat:desc%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%>

S/3017/15/RM Drainage (Waterpark).

Pages: [1]

Ref No	Description	Location
S/3017/15/RM	Reserved matters application for the Waterpark strategic engineering element (an	Land south of Longstanton Park and Ride

“1.2 The outline application was consented subject to a number of conditions that control the way in which the development may be implemented, which is based on four main stages: Enabling Works, Earthworks, Strategic Engineering Elements and Development Parcels (refer to appendix 1 for a basic description of these stages).

1.3 This reserved matters submission relates to the proposed landscaping of the ‘Waterpark’ Strategic Engineering Element, the extent of which is shown on the site location plan within appendix 2. The waterpark provides several key functions; it is an integral part of the surface water drainage strategy for Phase 1 of Northstowe (hence the term waterpark) and it will provide a key area of public open space.

1.4 The form of the flood attenuation ponds within the waterpark, including their shape and profile was approved in October 2014 as part of the reserved matters submission in relation to the Earthworks stage of the development (SCDC ref: S/1654/14/RM). This submission adds another layer of detail, providing a landscape strategy detailing how the Waterpark Strategic Engineering Element will be landscaped”.

“This submission

1.6 This reserved matters submission seeks approval of appearance, access, landscaping and layout in relation to the Waterpark Strategic Engineering Element.

1.7 Strategic Engineering Elements are defined within the outline planning consent as: *“foul water pumping station, surface water pumping and rising main, access from the B1050, primary roads and “Dedicated Busway” along with other aspects of Hatton’s Road attenuation ponds, the waterpark and strategic swale and ditch corridors not covered by “Earthworks””*.

“1.9 Pre application consultation has also been undertaken with Anglian Water to ensure the areas meet its relevant requirements with respect to future adoption as they will ultimately be responsible for managing and maintaining the waterpark area. Its approach to landscape management and maintenance is set out within Part 3 of the document “Towards Sustainable Water Stewardship Sustainable Drainage Systems (SUDS) Adoption Manual”, which is included within appendix C of the submitted Landscape Strategy.

Ref: NORTHSTOWE PHASE 1 – WATERPARK RESERVED MATTERS, PLANNING STATEMENT, GALLAGHER LONGSTANTON LTD, DECEMBER 2015

The full list of documents is available through the SCDC Planning portal at:

<http://plan.scams.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUri?theApnID=S/3017/15/RM&theTabNo=3&backURL=%3Ca%20href=wphappcriteria.display?paSearchKey=960256%3ESearch%20Criteria%3C/a%3E%20%3E%20%3Ca%20href=wphappsearchres.displayResultsURL?ResultID=1279418%26StartIndex=1%26SortOrder=rgndat:desc%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wphappcriteria.display?paSearchKey=960256%3ESearch%20Criteria%3C/a%3E'%3ESearch%20Results%3C/a%3E>

16P/016. Electoral representation

Local Government Boundary Commission Boundary Review

The commission is carrying out an electoral review of South Cambridgeshire District Council. The stated aim of the review is to recommend boundaries that mean each councillor represents approximately the same number of voters. They also aim to ensure that the pattern of wards reflects the interests and identities of the local communities as well as promoting local government. In order to achieve these aims they need to re-draw the boundaries across South Cambridgeshire.

The Boundary Commission is inviting local people and organisations to tell them where they think new ward boundaries should be drawn across South Cambridgeshire.

The Commission has three main criteria, set out in law, which it must follow when it produces a new pattern of wards or electoral divisions. They are:

1/ New pattern of wards should mean that each councillor represents roughly the same number of voters as elected members elsewhere in the authority.

2/ Ward patterns as far as possible should reflect community interests, identities, and boundaries should be identifiable.

3/ Electoral arrangements should promote effective and convenient local government and reflect the electoral cycle of the council.

Its decisions on new wards and boundaries will always be based on the criteria above. As such, the Commission is much more likely to accept our proposals if they are based on one or more of the criteria above.

Current and Projected Numbers of Electors

Parish	Electors in 2016	Electors in 2021 (Projected)
Cottenham	4,654	4,737 (+83)
Rampton	377	377
Oakington & Westwick	1170	1173
Ward Total	6,201 (2,067 per councillor)	6,284 (2,095 per councillor)

Based on the above table the ward has 3 district councillors, which gives an average of 2,067 electors per councillor in 2016 against a district average of 2,055 electors per district councillor. In 2016, the average with 3 councillors will have increased to 2,095 electors per district councillor compared to a projected average across South Cambridgeshire of 1 councillor per 2,285 electors. The current ward is therefore 12 electors above average for 2016 and 191 electors below average in 2021.

Current and Projected Electors per Councillor

Ward	2016 Electors/Councillor	2021 Electors/Councillor
Cottenham	2,327 (2 Councillors)	2,369 (2 Councillors)
Cottenham & Rampton	2,516 (2 Councillors)	2,557 (2 Councillors)
Existing Ward(3 Parishes)*	2,067 (3 Councillors)	2,095 (3 Councillors)
Ward Average	2,055	2,285

How the criteria fits each option

Ward Criteria	Cottenham Alone	Cottenham/Rampton	Current Ward
1 (In bold above)	0 (2016) X (2021)	0 (2016) 0 (2021)	X (2016) 0 (2021)
2 (In bold above)	X	0	0
3 (In bold above)	X	X	0

Key: X = Matches Criteria 0 = Does Not Match Criteria

Based on the above criteria it can be seen that Cottenham has a strong case to be classed as a ward in its own right. Grouped with Rampton the number of electors per district councillor is significantly above the authority average, and even alone Cottenham still has a higher than average number of electors per district councillor. This fact holds true in both 2016 and 2021, and therefore Cottenham has a strong case to be classed as a ward on its own with 2 district councillors. In addition, the communities of Cottenham, Rampton and Oakington & Westwick are markedly different, in fact so much so it could be said that the only common ground is they are villages in South Cambridgeshire.

Review Group: Martin McCarthy, Kate Heydon, Rex Collinson, Frank Morris

Meeting on Thursday, 14th January 2016.

16P/018. Neighbourhood Plan consultation

Dear Parish Councils

We would like your views on some work that we are doing relating to Neighbourhood Planning.

As the local planning authority South Cambridgeshire District Council must identify clearly the policies it considers to be strategic in its Local Plan. Any Neighbourhood Plan that is prepared within our district must be written so that it generally conforms with these district-wide strategic policies.

We are giving all the Parish Councils within the district the opportunity to comment on the policies that we consider strategic in our current adopted development plan prior to the Council making a formal decision on them.

We have prepared a FAQ that is attached to this email to help you understand more about Neighbourhood Planning as well as how we have identified the strategic policies, and what it may mean for your Parish Council.

All the comments we receive will be reported to the Planning Portfolio Holder – Cllr Robert Turner at his meeting on 14 March 2016.

If you would like to comment on the proposed list of strategic policies you can either send your views by:

- Email – neighbourhood.planning@scambs.gov.uk
- Post – Caroline Hunt, Planning Policy Manager Planning & New Communities, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

You have until **5pm on Friday 19 February 2016** to submit your views.

From
Caroline Hunt
Planning Policy Manager