

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd October 2015

15P/172.

Minutes of Planning Committee Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 8th October 2015 at 7.30pm**

Present: Cllr Mudd (Chair), Bolitho, Collinson, Heydon, McCarthy, Morris and Ward and Clerk (Jo Brook)

- 15P/158. Chairman's Introduction and Apologies-** apologies accepted from Cllrs Collier (personal) and Young (work).
- 15P/159. Any Questions from the Public or Press – Standing orders to be suspended** – none present.
- 15P/160. To accept Declarations of Interest and Dispensations** – None given. Cllr Nicholas arrived at 7.32pm.
- 15P/161. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 24th September be signed as a correct record. **RESOLVED.**
- 15P/162. Planning Applications for consideration**
- **S/1165/15/FL** – Side extension and alterations to rear elevation, 82 Histon Road, Cottenham. CPC recommends approval. **APPROVED.** Cllr Richards arrived at 7.35pm.

Decisions made by SCDC

Approvals

- **S/2062/15/VC** – Erection of 2 bungalows (changes to access), land adjacent to 39a Victory Way, Cottenham
 - **S/1922/15/FL** – New garage and conversion of existing garage to annexe, 42 Rampton Road, Cottenham
 - **S/1806/15/FL** – Extension, veranda, porch & detached garage, Church Lane Farm, Church Lane, Cottenham
 - **S/1578/15/FL** - Replacement dwelling, Cottenham Farm, Broad Lane, Cottenham
 - **S/1909/15/FL** – Rebuilding of existing church boundary wall in the churchyard, All Saints Church, High Street, Cottenham
 - **S/1375/15/FL & S/1376/15/LB** – Single storey infill extension and internal alterations, 44 Corbett Street, Cottenham
- 15P/163. Gladman & Endurance outline applications update** – to receive update on the status of these applications – Cllr Morris reported that a meeting had taken place with NHS England/S106 Officer/Case Officer/GP representatives. It was accepted that there was no capacity at either surgery so an S106 request will be made. Met with S106 /Case Officers today to look at community facilities and open space. Argued on 6 points (medical centre, sporting facilities, village hall, land, transport, swimming pool). There has never been a pool as part of an S106 agreement but the other items may be possible. There may be an opportunity for a community bus service with links to Waterbeach station and Oakington in the rush hours (details would need to be discussed). Need second public meeting to get feedback on the new position. SCDC will work out figures. It is sensible to have these discussions now so that we get our wishes laid down. We will have sight of the SCDC report in November and it will give more details of the mitigations. Cllr Collinson asked if the SCDC Planning Committee meeting would still follow the 3 minute limit. Not sure at this stage. Both applications are being heard by SCDC in December.
- 15P/164. Affordable housing** – to consider cooperation on construction of affordable home in and for residents of Cottenham – Cllr Morris outlined. He has previously attended a 'myth buster' tour of affordable houses and met some useful contacts. Meeting has now taken place with a second resident (who

came forward as result of Cottenham News article) regarding a possible site which would accommodate up to 25 houses. The owners were keen on the CLT format to make the houses truly affordable. Currently waiting for further information from SCDC.

15P/165. Icení Homes, Histon Road – to consider means of ensuring front verges are maintained – Cllr Bolitho stated that the verge to the front of the new houses was in a poor condition with weeds growing several feet in height. Cllr Nicholas commented that other verges along the road had all been mown and were well maintained. Resolution that the Clerk contacts Icení to see who owns the front verge and request that work is undertaken to tidy. **RESOLVED.**

15P/166. Enforcement – to consider writing to SCDC Enforcement Officer re. possible breaches of planning permission in the Conservation Area at 20 Histon Road – Cllr Bolitho outlined the issue. Following discussions as to whether the property was within the Conservation Area it was decided that it was just outside the zone. Resolution to submit an article in the next village newsletter with details of web link to the SCDC supplementary planning document regarding Conservation Areas and residents responsibilities. **RESOLVED.** Cllr Morris to draft. Clerk to add details to website and FB. Clerk to obtain copy of Conservation Area map from SCDC so residents are informed of the location.

15P/167. Date of next meeting – 22nd October. Cllr Ward gave her apologies.

15P/168. Close of meeting – 8.10pm

Signed _____ (Chair) Date _____

15P/173.

Planning applications for consideration

[S/2419/15/OL](#) – Erection of 2 dwellings, land NW of 14 Ivatt Street, Cottenham (NB: wrong house number on application)

Decisions made by SCDC

Approvals

[S/1195/15/FL](#) – Replace existing garage with 3 bay oak-framed garage, 30 High Street, Cottenham

[S/2073/15/FL](#) - Take down and rebuild damaged sections of front garden wall of listed building, including: re-using existing and reclaimed bricks, new copings & foundations, re-setting existing metal garden gate posts, 333 High Street, Cottenham

15P/174.

Letter received from SCDC:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Land North-West of 14 Ivatt Street, Cottenham

Description of development: Erection of four dwellings

Application reference: S/1248/15/FL

Appellant's name: Aspire Residential Limited

Appeal reference: APP/W0530/W/15/3134422

Appeal start date: 09 October 2015

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council.

The appeal will be determined on the basis of a hearing. The procedure to be followed is set out in the Town and Country Planning (Hearings Procedure) (England) Rules 2000.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at www.planningportal.gov.uk/pcs or by emailing Nadia Hussain on teamp1@pins.gsi.gov.uk. If you do not have access to the internet, you can send three copies to:

Nadia Hussain The Planning Inspectorate Room 3/09 Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 13 November 2015. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

15P/178.

Information received from Charles Swain, SCDC Enforcement Officer:

Three Horseshoes I have inspected the property but unfortunately the concern that has been raised does not come under planning and therefore unable to pursue enforcement actions. I have however discussed the matter with Building Control and they have advised that the matter does not fall within their legislation. Whilst I have spoken to the owner regarding this matter and offered advice as to site safety and security of the site we do not have powers to take action on this occasion.

Costcutter: The matter has been investigated and following discussions with planning and Conservation, taking into consideration the planning history it was not expedient to instigate formal action on this occasion. I should also point out that whilst one property was refused planning permission it does not automatically set the bar on other applications as each application is reviewed independently and on the merits of the application.

Old Labour Hall and its maintenance of the rear garden I am unable to say when they will carry out any work. Unfortunately the state of the garden is not an amenity issue that can be resolved with the issue of a S215 notice. We will of course remind the owner of the concern.