

AGENDA REPORTS PACK

PLANNING COMMITTEE

3rd August 2017

17P/142. Minutes



DRAFT Planning Committee Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 20th July 2017 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Morris, Nicholas, Ward and the Clerk

In attendance: 1 member of the public

- 17P/129. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (personal), McCarthy (personal), Wilson (personal) and Young (work).
- 17P/130. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 spoke re. S/2413/17/OL. Thanked the Committee for their continuing efforts. Wanted to know the reason for the new application. Seems little change and he was still concerned about the secondary access – there remains no consideration as to how it will be maintained. This secondary access is closer to the village and for those vehicles wishing to go to Cambridge, therefore the majority will use it. He spoke to Andrew Filmore (SCDC) 2 years ago who informed him that usually secondary accesses are bollarded off and used only for pedestrians/cycles/emergency vehicles but there is no mention of how this particular access will work. Standing Orders reinstated 7.34pm.
- 17P/131. To accept Declarations of Interest and Dispensations** – none received.
- 17P/132. Minutes** – Item s/1488/17/FL amended to remove 'and hedge had been removed'. Resolution that the amended minutes of the Committee meeting held on 6th July 2017 be signed as a correct record. **RESOLVED.**
- 17P/133. Planning Applications:**
- **S/2413/17/OL** – Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses, Land off Rampton Road, Cottenham. It was noted that this application does not replace S/1411/16/OL and is in fact a third application by the same company on the same site. Cllr Morris outlined the history of the previous applications. SCDC are now reviewing a dozen applications including S/1411/16/OL as a result of a recent Supreme Court ruling and may quash the approval (this could take 6 weeks). Noted that none of the dates of the documents has changed. This new application could go for determination prior to the appeal which is due in September. Cllr Collinson couldn't understand why none of the information in the heritage statement had changed and that the bus timetable information was still incorrect. It was noted that the proposed location of the C2 care homes were close to the rear of the houses on Rampton Road, close to the secondary access, therefore making this a primary access route. No large scale public consultation event has taken place on this application. Noted that Cllr Ward has come to this application afresh and is open to Cllr comments. Cllr Collinson mentioned the different spellings of 'Mor(e)ton' and this should be checked. Some discussion about the C2 care homes. It was observed that they aren't close to the village facilities so whilst a positive benefit they aren't ideally located. Cllr Mudd clarified the definition of the C2 category. Discussion about omission on the application certificates with no evidence that one of the parties has been served notice of the application (contrary to the Town & Country Planning Act 1990); recent Supreme Court ruling whereby several

policies are now no longer considered out of date (ST/4, ST/5, ST/6, ST/7, DP1(a) and DP/7; and harm to a heritage asset including the revised roundabout design which will cause an adverse impact by exceeding WHO guidelines on noise levels (as indicated in our noise report).

CPC recommends refusal. **REFUSED.** Cllr Morris to draft response. Resolution that Cllr Morris represent CPC at a future SCDC Planning Committee regarding this application, with legal support if necessary. **RESOLVED.**

Cllr Ward asked about mitigation regarding the noise impact on the Almshouses. Cllr Morris thought that there may be a technical but not practical solution. Cllr Morris to send copy of the noise report to Almshouse Trustees for information. It was noted that there are currently traffic measurements being undertaken on Rampton Road however there are roadworks in the immediate vicinity which may invalidate the data. Standing Orders suspended 8.28pm. Resident 1 asked whether the toilet on Oakington Road was anything to do with the speculative applications. Clerk confirmed that it wasn't. Standing Orders reinstated 8.29pm.

- **S/2336/17/FL** – Install drop kerb to front of property, 65 Rampton Road, Cottenham. CPC recommends approval subject to Highways Officer comments. **APPROVED.**
- **S/2440/17/FL** – Proposed single storey rear extension and internal remodelling, 22 Woodlark Drive, Cottenham. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/2427/17/TC** – Take the willow down to a 2 metre trunk to allow the light to get into the garden, The Cotton House, High Street, Cottenham. Approved subject to Tree Officer comments.

SCDC Decisions

Approvals:

- **S/1547/17/FL** – Proposed external brick cladding, side extension and front porch, Western Holme Bungalow, Engine Drove, Smithy Fen, Cottenham
- **S/1587/17/FL** – Single storey rear extension, 22 Histon Road, Cottenham
- **S/1718/17/FL** – Rear single storey extension, 6 Goldfinch Drive, Cottenham

County Decisions

Approvals:

- **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

For information only:

- **S/1815/17/VC** – Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, 32/34 Rampton Road, Cottenham. **Additional information on access width.**

17P/134. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Cllr Mudd wrote to Enforcement re. case 6/16 and has received response from Charlie Swain stating that the issue is in hand. Case 4/17 – check that photos have been forwarded.

17P/135. Planning Appeal – Resolution not to withdraw comments in relation to householder appeal against refusal for two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham. **RESOLVED.**

- 17P/136. SCDC Planning Committee** – Resolution that Cllr Morris acts as representative (with legal help if required) at SCDC Planning Committee on 2nd/9th August regarding review of decision re. application S/1411/16/OL (Gladman 200 houses + 70 homes with care). **RESOLVED.**
- 17P/137. Date of next meeting** – 3rd August 2017
- 17P/138. Close of meeting** – 8.57pm.

Signed _____ (Chair) Date _____

17P/143. Planning Applications:

- [S/2541/17/AD](#) – 2 No. flag signs, 2 No. totem signs and 2 No. wall mounted box signs, Plot y Cambridge Research Park, Building 6100, Beach Drive, Landbeach
- [S/2592/17/FL](#) - RETROSPECTIVE - Proposed second floor extension on existing side extension, 71, Lambs Lane, Cottenham, Cambridge, CB24 8TB
- [S/2057/17/FL](#) - RETROSPECTIVE - proposed extension over existing ground floor and first floor extension 60, Rooks Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RB

Tree Orders

- [S/2500/17/TC](#) – Stone Pine in rear garden: sectionally dismantle to ground level, 98 Rooks Street, Cottenham
- [S/2525/17/TC](#) – T1: Sycamore - Crown reduce by approx 50% to allow more light, 271 High Street, Cottenham
- [S/2565/17/TC](#) - T 1 - Leylandii - Fell to ground level. Reason - Outgrown the area. 160, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX

SCDC Decisions

Approvals:

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- [S/1192/17/LB](#) – Rear extension, 109 High Street, Cottenham

Refusals:

- [S/1909/17/FL](#) - Proposed two storey side extension including replacement of existing garage, 305 High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8TX