

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**3<sup>rd</sup> March 2016**

16P/041.

**Planning Committee Meeting Minutes**

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 18<sup>th</sup> February 2015 at 7.30pm**

**Present:** Cllrs Mudd (Chair), Collinson, Graves, Heydon, McCarthy, Morris, Nicholas and Ward, the Clerk and CCC Cllr Mason.

**16P/031. Chairman's Introduction and Apologies** – apologies accepted from Cllr Bolitho (personal).

**16P/032. Any Questions from the Public or Press – Standing orders to be suspended.** CCC Cllr Mason wanted to clarify matters regarding the County Council speculative planning application for Rampton Road. County have requested for both Cllrs Jenkins and Mason to attend a meeting however he has stated that he won't attend unless CPC are also invited. SCDC Cllr Harford has also expressed concerns that the District members should also be invited. Cllr Mason has suggested that County start with a 'clean sheet' and they can put the proposal forward to all elected members. Cllr Mudd stated that there is a delegated working party appointed to meet with speculative developers. Cllr Richards arrived at 7.33pm. Cllr Collinson didn't think that an entirely clean sheet would be possible given that there had already been a County decision to move forward with the plans. Cllr Mason to report back to County that CPC would be willing to meet on a fact-finding basis only as per other speculative developers.

**16P/033. 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.* Cllr McCarthy declared a non-pecuniary interest in S/3172/15/OL and took no part in discussions or voting.

**16P/034. Minutes** – Minor amend. Resolution that the minutes of the Committee meeting held on 4<sup>th</sup> February be signed as a correct record. **RESOLVED.**

**16P/035. Planning Applications for consideration**

- **S/0118/16/FL** – Change of use from Residential to part Residential and part childminding, 14 Ivatt Street, Cottenham. Parking is a concern at this site however since the children are dropped off/picked up at different times this lessens the impact. Cllr Morris stated that in the NP results the need for adequate child-minding in the village was strongly mentioned. CPC recommend approval with the condition that access on Ivatt Street is maintained at all times.
- **S/3172/15/OL** – Proposed new 3 bedroom dwelling, 33 Telegraph Street, Cottenham. Concerns raised over the size of the dwelling in relation to the overall plot. Only one parking space which is contrary to DP/3c. CPC recommends refusal. **REFUSED.**
- **S/0007/16/OL** - SINGLE STOREY REAR KITCHEN AND BATHROOM, DEMOLISH EXISTING, 40 Corbett Street, Cottenham. This was considered an improvement. Cllr Heydon stated that it mirrored a neighbouring property. CPC recommends approval. **APPROVED.**
- **S/0350/16/LB** - Proposed installation of new timber side hung garage doors and adjustments to roof to existing carport, 193 High Street, Cottenham. CPC recommends approval. **APPROVED.** NB: would ideally like the gates stained black/a dark colour as per the CVDG.
- **S/0235/16/FL & S/0178/16/LB** – Removal of outbuilding, 2 storey extension & alterations to existing detached house, 81 Rooks Street, Cottenham. Cllr Collinson raised concerns that this part of Rooks Street normally has gaps between the houses so the pattern of the street scene would be altered. Concerns raised that the soffit boards appear to touch the neighbouring property and also the balustrade could offer over-looking into neighbouring gardens. Query as to why a Listed Building application was required. CPC recommend approval. **APPROVED.**

**SCDC Decision Notices**

**Approved:**

- **S/3067/15/FL** – Single storey rear extension with balcony, 83 Rampton Road, Cottenham

**Tree Orders**

- 259 High Street – Eucalyptus: crown reduce by 30%. Sycamore: lift crown 5m above ground level. Acceptable subject to Trees Officer comments.
- 5 Cross Keys Court – Dawn Redwood: remove lowest whorl of branches and minor deadwood. Acceptable subject to Trees Officer comments.
- Mitchell House, 185 High Street – re-pollard 4 lime trees to front RHS of garden. Reduce height by approx. 2m. Prune back horse chestnut overhanging neighbouring garden. Acceptable subject to Trees Officer comments. NB: This property is owned by a member of the Parish Council and the Planning Committee (not present at this meeting).

**6P/036. Date of next meeting – 3<sup>rd</sup> March**

**16P/037. Close of meeting – 8.32pm.**

**Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_**

## 16P/042.

- [S/0106/16/FL](#) – Extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham
- [S/0054/16/FL](#) – Single storey rear extension, two storey side extension and front porch, 19 Courtyard Way, Cottenham
- [S/0327/16/LD](#) – Erection of double wooden gates with additional side gate to one side and wooden "fill in" to the other side, Mulberry Cottage, 28 High Street, Cottenham
- [S/0269/16/FL](#) – 2 storey rear extension, 15 New Town, Cottenham

### For Information Only:

- [S/0272/16/PA](#) - Single storey rear extension following demolition of existing conservatory, 22 Rooks Street, Cottenham
- [S/3131/15/NM](#) – Non material amendment to application S/2470/13/FL (erection of 3 bedroom dwelling, 2 Denmark Road, Cottenham)

### SCDC Decision Notices

#### Approved:

- [S/3198/15/FL](#) – Single and two storey rear extensions, 2 Curringtons Close, Cottenham

#### Refused

- [S/2659/15/PA](#) – Prior approval for proposed change of use and alterations of agricultural building and land to 2 residential dwellings, Barn 1, The Lakes, Twentypence Road, Cottenham
- [S/2648/15/PA](#) - Prior approval for proposed change of use and alterations of agricultural building and land to residential dwelling, Barn 2, The Lakes, Twentypence Road, Cottenham

### Planning Inspectorate Decision Notices:

- [S/1195/15/FL](#) - replacement of existing detached garage with 3 bay oak-framed garage with barn style doors, 30 High Street, Cottenham

### Tree Orders

- 24 High Street – Larch in rear garden (adjacent to cart lodge): due to the poor specimen of this tree, we recommend the reduction by 40% and shape remaining crown to leave naturally balanced