

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th February 2016

16P/025.

Planning Committee Meeting Minutes

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 21st January 2015 at 7.30pm**

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

16P/009. Chairman's Introduction and Apologies – apologies accepted from Cllr Mudd (illness).

16P/010. Any Questions from the Public or Press – Standing orders to be suspended – no public present.

16P/011. 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 Ward declared a non-pecuniary interest in S/2220/15/FL and will take no part in discussions or voting. Cllr Young declared a non-pecuniary interest in S/3067/15/FL and will take no part in discussions or voting. Cllr Richards arrived at 7.32pm. Cllr Bolitho declared a non-pecuniary interest in S/3179/15/FL and item 16P/019 and will take no part in discussions or voting.

16P/012. Minutes – Resolution that the minutes of the Committee meeting held on 7th January be signed as a correct record. **RESOLVED.**

16P/013. Planning Applications for consideration

- **S/2220/15/FL** - Change of use of warehouse/storage facility to residential, 40 Church Lane, Cottenham. Design appears more appropriate and the applicants have tried to do what they can to make it more acceptable. Cllr Richards raised concerns about the amount of new brickwork; the modern equivalent of Cambridge White would not be appropriate. Cllr Bolitho thought that some additional landscaping was needed to soften the impact of the side of the building. CPC recommends approval with the condition that Cambridge White bricks are used. **APPROVED.** Cllr Ward took no part in the discussion or vote.
- **S/3179/15/FL** – Proposed Installation of New Timber Retractable Garage Doors and Adjustments to Roof to Existing Carport, 193 High Street, Cottenham. It was noted that the barn is within the curtilage of a listed building. According to the Listed Building Supplementary Planning Document the doors should therefore be side hung. CPC recommends refusal. **REFUSED.** Cllr Bolitho took no part in the discussion or vote.
- **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. Doesn't appear to overlook. CPC recommends approval. **APPROVED.** Cllr Young took no part in the discussion or vote.

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. Acceptable subject to Trees Officer approval.

- 16P/014. Cambridge Gun Club** – to consider Committee representatives meeting owners of Cambridge Gun Club, Harradine and SCDC to identify means to reduce the scale and duration of muck haulage through Cottenham – Cllr Morris outlined background. Would like to conduct an investigative trip to the site to see if there is a means to change the works being undertaken. Separate meeting suggested to meet with Harradine to see what can be done to alleviate traffic issues. SCDC are open to the idea of alternatives regarding the scale of the bund. Resolution that Cllrs Morris and Mudd meet the Cambridge Gun Club to investigate measures to reduce and scale and muck haulage. **RESOLVED.** Cllr Richards raised a concern that the reduced bund would be less effective. Cllr Morris believed that the proposed bund may be over-designed and therefore too big. Cllr Collinson urged caution when making representations to SCDC and it needs to be made clear that Karen Hodson is now a Parish Councillor.
- 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 outlined. No obvious issues in the report and drainage appears to meet standards. The local centre doesn't affect Cottenham but the amount of disabled parking doesn't seem adequate. Delivery of the attenuation ponds has altered. Cllr Collinson said the only possible area of concern to Cottenham was the drainage but again couldn't pinpoint anything. Pat Matthews has said the scheme was the best he'd seen. Cllr Morris to respond to ask that CPC be kept in the loop regarding drainage.
- 16P/016. Electoral representation** – to consider response to the Boundary Review – Cllr McCarthy outlined the response. Cllr Collinson thought that a Cottenham only ward may be best due to the lack of common interests with Rampton. Cllr Young thought there was some commonality due to Rampton residents using our facilities. Cllr Richards pointed out that Rampton has one commodity that Cottenham doesn't which is fuel pumps. Resolution to recommend Cottenham and Rampton ward. **RESOLVED.** Cllr McCarthy to respond accordingly.
- 16P/017. Major developments** – Review of major developments – Cllr Morris stated that we needed to prepare for the Gladman and Endurance applications to be heard on 3rd February. Have sounded out Philip Kratz and he is on standby. An objector, the applicant, Parish Council rep plus local members can all speak at the hearing. It would be good to have Philip Kratz involved with any S106 discussions. Resolution to give delegated authority to working party (consisting of Cllrs Morris, Mudd, Nicholas and Young + Clerk & Philip Kratz) to represent CPC's views at the Planning Committee meeting at SCDC on 3rd February. **RESOLVED.**
NB: EOM may be needed if the circumstances change to discuss mitigation. Philip Kratz and S106 Officer have advised this may happen. There is no further news on the Persimmon application. County application – their original resolution not passed but they still want to push forward but in consultation with us.
- 16P/018. Neighbourhood Plan consultation** – to consider response to consultation on the Strategic Policies identified for Neighbourhood Planning purposes – Cllr Morris outlined. If we went to referendum this year on our Neighbourhood Plan it would have to align with the existing local plan strategic policies. Cllr Morris to draft response and bring to next meeting. 963 responses to our NP. Flash results available on 28th January.
- 16P/019. Planning Enforcement** – to consider contacting SCDC Enforcement Officer regarding gates at 180 High Street (Conservation Area) – Clerk to contact Enforcement Officer and report back.
- 16P/020. Date of next meeting** – 4th February
- 16P/021. Close of meeting** – 9.15pm.

Signed _____ (Chair) Date _____

16P/026.

Planning Applications for consideration

- [S/3198/15/FL](#) – Single and two storey rear extensions, 2 Curringtons Close, Cottenham
- [S/3248/15/FL](#) – Single storey side extension, The Lakes, Twentypence Road, Cottenham
- [S/3031/15/FL](#) – Garage conversion, single storey rear extension, new openings to the north east, south west and south elevations, 3 Cross Keys Court, Cottenham
- [S/3065/15/OL](#) – Demolition of old farm barns and construction of 2/3 bed log cabin dwelling for smallholding/garden nursery business, Lost Acres, Twentypence Road, Cottenham

SCDC Decision Notices

Approved:

- [S/2986/15/FL](#) – Two storey side and rear extension and removal of chimney, Kings Farm, 31 High Street, Cottenham

Rejected:

- [S/2900/15/FL](#) – Two storey rear extension, 15 New Town, Cottenham

Withdrawn

- [S/2677/15/FL](#) – Erection of new dwelling, 132 Rampton Road, Cottenham

Tree Orders

- Pond Farm, 120 High Street – 2no Goat Willow; fell. Thuja in centre of garden; fell. Lawson Cypress; fell. Rose at rear on RHS of garden; fell