

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th May 2017

17P/082. Minutes



DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on **Thursday 20th April 2017 at 7.30pm**

Present: Cllrs Morris (Chair), Collinson, Graves, McCarthy, Nicholas, Ward, Wilson and Young and the Clerk
In attendance: Philip Kratz (Birketts) and 4 members of the public

- 17P/064. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), Mudd (sickness) and Richards (work).
- 17P/065. Any Questions from the Public or Press** – Standing orders to be suspended 7.31pm. Applicant for 100 Histon Road spoke. An attempt to expand the farm failed so everything is now based in Suffolk, a considerable distance from their home. They have had to close the farm shop due to restrictions imposed by SCDC. It is difficult to get machinery on the site. The village boundary forms part of their boundary. Resident 2 spoke to say that the farm shop was still open. Resident 3 wanted to know if agricultural restriction was lifted whether it would create a precedent and what the benefits for Cottenham would be; would the land become available for building? Asked if it was the remit of the Parish Council to overthrow the restrictions on the land? Cllr Morris responded that the Council were only a consultee in the process. Standing Orders reinstated 7.35pm.
- 17P/066. 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. (NB this does not preclude any later declarations).* Noted that none received.
- 17P/067. Minutes** – Resolution that the minutes of the Committee meeting held on 6th April 2017 be signed as a correct record. **RESOLVED.**
- 17P/068. Planning Applications:**
- **S/1135/17/VC** - Variation of condition 2 (agricultural occupancy) of planning permission S/1217/87/O, 100 Histon Road, Cottenham. Cllr Morris queried whether enough had been done to market the property at a reasonable price. Noted that there were some spurious arguments in the D&A statement regarding the 5 year land housing supply. Property is outside of the village framework and in the greenbelt. Cllr Ward requested clarification on the adjacent barn getting planning permission based on being part of the farm; Cllr Nicholas ran through the original conditions. Cllr Morris asked what weight we would give to the barns being given permission based on the agricultural link. Agreed that the market price wasn't realistic in the farming community. CPC recommends approval. **APPROVED.** For the benefit of residents Cllr Morris ran through the next stages of the planning process. Standing Orders suspended 7.55pm. Resident 2 mentioned the legality of the gifted land that went with 100 Histon Road. Previous action of splitting into 2 properties has resulted in a non-sale. Cllr Morris advised that the matter will be decided purely on planning considerations. Cllr Collinson suggested that any concerns should be raised with the District Councillors. Standing Orders reinstated 7.57pm. Agreement that items 17P/075 and 17P/076 be brought forward.
- 17P/075. Motion to exclude press and public** – Consider the resolution to exclude press and public from the discussions related to item 17P/076 – Cllr Morris
It is hereby resolved in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted at Agenda item 17P/076 namely consideration of legal advice regarding applying for Rule 6 status it is advisable in the public

interest that the Public and Press be temporarily excluded from this meeting and they are herewith instructed to withdraw. Persons invited to remain Cottenham Parish Councillors, staff employed by Cottenham Parish Council and Philip Kratz (Birketts). Proposed by Cllr McCarthy and seconded by Cllr Young. **RESOLVED**. Public left the meeting at 7.59pm.

17P/076. Public Inquiry – consider legal advice regarding applying for “Rule 6” status at a Planning Inquiry – Cllr Morris. CLOSED ITEM.

Public meeting reconvened at 8.39pm.

17P/068. Planning Applications (continued):

- **S/1191/17/FL & S/1192/17/LB** - Extension and alteration, 109 High Street, Cottenham. Although no impact to the High Street frontage the extension is not subservient and should be lower than the original building. CPC recommends refusal. **REFUSED**. Contrary to section 3.13 of PPG 15 and 4.12 of the SPD. Should Officer be minded to approve we would like the application to go to Committee.
- **S/1216/17/FL** – Alteration and extension of existing 3 bedroom dwelling, 34 Dunstal Field, Cottenham. CPC recommends approval. **APPROVED**.
- **S/1278/17/LB** – Replacement of 3 timber casement windows with matching windows, 82 High Street, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0559/17/OL** – Outline application for up to 6500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10, Waterbeach Barracks & Airfield site, Waterbeach. Queries about rail infrastructure, issues of the phasing of houses, routing of muckaway and construction vehicles. Cllr Collinson was concerned about the traffic impact to Cottenham especially since several Cottenham resources are listed as strategic resources for Waterbeach. There is a risk of traffic diverted off the A10 and going via the B1050. CPC recommend approval subject to a number of conditions. **APPROVED**. Conditions:
 - Development of the A10 and rail network and phasing of houses
 - Routing of construction and muckaway vehicles (so they don't come through Cottenham)
 - Drainage/flood risk needs to encompass the wider area
 - Traffic assessment to look at the risk of traffic pushing over onto B1050

SCDC Decisions:

Approved

- **S/0164/17/AD** – Two projecting signs (one internally illuminated), High Street, Cottenham
- **S/0828/17/TC** – Removal of weeping ash, Village Green, Cottenham

HM Inspectorate Appeal Decisions

Allowed

- **S/0582/16/FL** – Creation of independent annexe, 11a Church Close, Cottenham

Refused

- **S/2037/16/OL** - Outline planning permission for the erection of a dwelling garage with some matters reserved except for access, land r/o 160 Histon Road, Cottenham

Tree Orders

- **S/1281/17/TC** - Lawson's cypress - reduce height by 50% and fell one dead Lawsons Cypress, 327a High Street, Cottenham – Approved subject to Tree Officer comments.

- 17P/069. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk gave update on case 1/16.
- 17P/070. NALC Consultation** – consider response to Housing White Paper – Fixing our broken housing market (by 28th April 2017) – Consultation noted. Individuals to respond as appropriate.
- 17P/071. Consultation** – consider response to consultation on Local Validation Guidance List and Local Validation Check List for planning applications for the County Council’s own development and for waste development (by 18th May 2017) – Consultation noted.
- 17P/072. Facebook** – consider conducting Facebook questionnaire enquiring about resident’s experiences of SCDC Planning Department – Cllr Morris outlined. Item deferred.
- 17P/073. Local Plan** – consider responding to matter SC1 Development Frameworks, strategy for the rural area and the omission sites - policy s/7 (development frameworks) and Cottenham omission sites (hearing Tuesday 6th June) – Cllr Morris outlined. We should respond and need a team to look at the document and submit a response. Cllr Morris will look in the first instance with a view to bringing forward to a Neighbourhood Plan meeting.
- 17P/074. Highways consultation** – consider a representation to the County Council in support of proposed highways changes on Beach Road and High Street – Cllr Morris said that we were a statutory consultee. Need for both the speed humps and narrowing was questioned; this was a requirement from the safety audit. Cllr Graves queried whether the road was still wide enough for agricultural vehicles; yes. Noted that the plan had already gone through several versions to get to this stage. Resolution that we recommend going ahead with the zebra crossing on the High street as per drawing PROJA-15849-004. **RESOLVED**. Resolution that we recommend going ahead with the traffic calming on Beach Road as per drawing PROJA-15849-001B. **RESOLVED**.
- 17P/077. Date of next meeting** – 4th May 2017 (in the Pavilion)
- 17P/078. Close of meeting** – 9.40pm

Signed _____ (Chair) Date _____

17P/083. Planning Applications:

For consideration:

- [S/1225/17/OL](#) – New single storey dwelling, Land between 117 & 123, Histon Road, Cottenham
- [S/0542/17/LD](#) - Lawful development certificate for proposed dormer roof at rear and a single storey side extension at rear, 45, Rooks Street, Cottenham
- [S/1441/17/FL](#) – Single storey rear extension, 20 Lyles Road, Cottenham

HM Inspectorate Decisions:

Dismissed

- [S/1723/16/FL](#) – Demolition of B8 industrial unit and erection of 9 residential dwellings, Unit F, Broad Lane, Cottenham