

AGENDA REPORTS PACK

PLANNING COMMITTEE

5th October 2017

17P/181. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 21st September 2017 at 7.30pm

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

17P/169. Chairman's Introduction and Apologies – Cllr Mudd stated that Cllr McCarthy had stood down from the Committee. He was thanked for his contribution. Apologies accepted from Cllr Bolitho.

17P/170. Any Questions from the Public or Press – Standing orders to be suspended – none present.

17P/171. To accept Declarations of Interest and Dispensations – none given.

17P/172. Minutes – Resolution that the minutes of the Committee meeting held on 7th September 2017 be signed as a correct record. **RESOLVED.**

17P/173. Planning Applications:

- **S/3203/17/E2** – EIA scoping option, Waterbeach New Town, Waterbeach Barracks and Airfield Site, Waterbeach. Cllr Collinson outlined the environmental report contents. Concerns were raised about increased traffic on the A10. It was noted that the heritage methodology referred to in the report isn't recognised by SCDC. No comments.

Tree Orders

- **S/3141/17/TC** – Seven Prunus Bliriana (Fruitless Flowering Plum Tree). T1 - T7. After informal consultation with Tree surgeon, I am advised that all trees need to be pollarded, to resolve problem of crowns resting and covering roof of single storey building. Re-roofing and remedial building work to commence as soon as tree work completed, 315 High Street, Cottenham. CPC welcome this work being done.
- **S/3169/17/TC** - 1 Holly Tree, 2 Holly trees in hedge, 3 Crab Apple tree in hedge, Reduce all by 33% of tree. We are also reducing the laurel hedge which has become extremely large, 309 High Street, Cottenham. Approve subject to Tree Officer comments.

For information only:

- **S/2804/17/NM** – Non material amendment of planning permission S/1217/16/FL for Internal Changes Remove partition wall that extends to wall plate height between first two bays, identified on approved pla as the 'Main House Kitchen Extension' and 'Shared utility Room' to form single room :Kitchen extension.Relocate utility room from second bay, identified as 'Shared Utility Room' on approved plan, to adjacent bay three to replace 'Annex Kitchen'. Relocate WC from first bay, identified in proposed plan as 'Kitchen extension', into bay three 'Utility Room'. EXternal Changes: An additional small rooflight on North East elevation, to match those already approved, above bay one and identified on approved plan as 'Main House Kitchen extension' and on revised application plan as 'Kitchen extension'. An additional window in bays one and two, on the South West elevation, to match existing window in bay three. Brick up the external door entry into bay one on South West elevation and leave finished in brick or with existing repaired door and frame in place, depending upon advice from SCDC conversation, 333 High Street, Cottenham
- **S/3110/17/PA** – Prior approval for a proposed single storey extension, 59 Coolidge Gardens, Cottenham

SCDC Decisions

Approvals:

- **S/1488/17/FL** – Extensions, detached garage and new vehicular access, 31 Histon Road, Cottenham

Refusals:

- **S/0522/17/FL** - Demolition of existing bungalow and construction of new dwelling, r/o 11 New Town, Cottenham

- 17P/174. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk has requested updates from Enforcement Officer and is waiting response. Case 1/16 – property is changing hands so we need to ensure the works will still be done. Case 2/16 – 12 months has now passed and work hasn't been completed as previously advised. The newly installed 'barriers' are unsightly. Resolution that the Clerk writes to owner to ask when work will be completed. **RESOLVED.** Case 4/16 – neighbour has notified that clearance work has commenced. Clerk to check Land Registry for ownership details then contact accordingly. Case 6/16 – extremely concerned at the lack of work to remedy given the potentially dangerous nature of the property. Clerk to contact District Cllr's to ask them to push for progress and investigate notification to the Heritage Crime Liaison Officer/Heritage at Risk Officer (Historic England). Case 4/17 – no further evidence of lorries tipping. Clerk to contact Deborah Jeakins for an update. Going forward we need to look at putting an escalation procedure in place. Add to next agenda.
- 17P/175. SCDC Planning Forum** – to receive report from the SCDC Planning Forum event – Cllr Morris ran through the key items from the meeting. Local Plan – waiting to receive comments from the Inspector (expected in the autumn) with a view to making the Plan early next year. CLT's – a grant of £100k is available to help with the setting up of a CLT. Neighbourhood Plan – Will begin publishing 12 information leaflets shortly. NB: the Inspector will be unable to assist us further with our plan. Planning services - Stephen Kelly is setting up a shared South Cambs/City Planning Team which will also involve a big IT upgrade. Questions – Ickleton PC posed a question regarding delegated authority. Of the 157 requests over the past year for decisions to go to Committee only 10 went forward. Of the 157, there were 103 minor applications and 45 householder applications which don't usually go to Committee. It was also mentioned that there has been a change to the planning website and all comments received are now put online.
- 17P/176. Date of next meeting** – 5th October 2017
- 17P/177. Close of meeting** – 8.19pm.

Signed _____ (Chair) Date _____

17P/182. Planning Applications:

- [S/3238/17/FL](#) – Proposed demolition of existing outbuildings and erection of 1No detached dwelling, Cambridge Alpine, Histon Road, Cottenham
- [S/3248/17/FL](#) – Single storey side extension & sloped roof over existing porch, 53 Histon Road, Cottenham
- [S/1510/17/LB](#) - Existing 3 storey residential listed building with single detached garage, Owners seek permission to renovate dilapidated materials on the first and second floor, make material repairs where required and revise the layout to suit a more sensible living approach. Single detached garage is to be retained and extended to give a second garage and open bay car barn to allow additional vehicle storage. Design is to be sympathetic to the needs of the building and is to echo a similar unit found in the nearby former public house, Pond Farm, 120, High Street, Cottenham. **AMENDMENT:** Amended plans - showing proposed elevations of main dwelling have been updated, design of proposed garage extension has been amended. Heritage Statement has been updated and a Tree Report has been provided

Tree Orders

- [S/3322/17/TC](#) – T1 (Horse Chestnut), 20-25% crown reduction, 17 Corbett Street, Cottenham

For information only:

- [S/3077/17/LD](#) – Lawful development certificate for proposed rear and side extensions, Willow Acre, Twentypence Road, Cottenham
- [S/2718/17/LB](#) - Revised plans for Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham

SCDC Decisions

Approvals:

- [S/2057/17/FL](#) – Extension over existing ground floor and first floor extension, 60 Rooks Street, Cottenham
- [S/2592/17/FL](#) - Second floor extension on existing side extension, 71 Lambs Lane, Cottenham
- [S/2598/17/FL](#) – Detached garage, 15 Histon Road, Cottenham
- [S/2678/17/FL](#) - two storey rear extension, following demolition of the existing single storey extension, 55 Coolidge Gardens, Cottenham
- [S/2652/17/FL](#) - Two storey side extension & single storey rear extension, 107 Rooks Street, Cottenham

Withdrawn:

- [S/0929/17/LD](#) - Lawful development certificate for the proposed re-roofing of existing conservatory, new roof light and veranda, 69 Lambs Lane, Cottenham

HM Inspectorate

Appeal withdrawn

- [S/1818/15/OL](#) - Land off Rampton Road, Cottenham, Outline application for the erection of up to 225 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, Gladman Developments

17P/184. Consultation on Neighbourhood Planning Guidance

South Cambridgeshire District Council is undertaking consultation on draft guidance designed to help local communities decide whether they want to get involved in creating a neighbourhood plan and if they do, it provides advice on how to prepare a neighbourhood plan.

Neighbourhood plans are a community-led initiative giving local communities power to prepare a part of the development plan for their parish or group of parishes. As neighbourhood plans carry substantial weight in planning decision making, equivalent to the weight attached to a district wide Local Plan, there are certain steps that must be followed during their preparation.

The District Council recognises that the planning system is not always easy to understand and navigate and has prepared draft guidance to assist local communities and guide them through each stage. The guidance can be viewed on the District Council's website: www.scambbs.gov.uk/npgguidance (a paper copy can be provided on request).

The guidance has been prepared as a suite of leaflets covering the key stages in the preparation of a neighbourhood plan; from making the initial decision on whether producing a Neighbourhood Plan is the right tool for your Parish, through each of the stages and processes involved in preparing a plan. It is intended that the contents will be updated periodically to respond to changes in national guidance and regulations, and as we learn from local experience what is working well and what is not locally, and could be expanded to cover additional topics.

This consultation provides the opportunity to comment on the content of the guidance, whether there is sufficient detail (or too much), and whether there are any other issues or topic areas which could be included.

Comments can be made on the draft guidance between **Monday 18 September and Monday 30 October 2017** by emailing: neighbourhood.planning@scambbs.gov.uk.