

**AGENDA REPORTS PACK**  
**PLANNING COMMITTEE**

**6<sup>th</sup> July 2017**

## 17P/121. Minutes



### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 22<sup>nd</sup> June 2017 at 7.30pm

**Present:** Cllrs Mudd (Chair), Bolitho, Collinson, Graves, Morris, Ward and the Clerk

**17P/110. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs McCarthy (sick), Nicholas (personal) and Wilson (holiday).

**17P/111. Any Questions from the Public or Press – Standing orders to be suspended** – none present.

**17P/112. 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).*

**17P/113. Minutes** – Resolution that the minutes of the Committee meeting held on 8<sup>th</sup> June 2017 be signed as a correct record. **RESOLVED.**

**17P/114. Planning Applications:**

- **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. CPC recommends approval. **APPROVED.**
- **S/1920/17/FL** - Creation of a vehicle recovery depot including the erection of a portable office and portable building for vehicle inspection and storage, Dickerson Industrial Site, Ely Road, LANDBEACH. CPC recommends approval subject to EA and OWIDB comments. **APPROVED.**
- **S/2001/17/FL** – Proposed dwelling, HAELAN FELD Farm, Twentypence Road, Cottenham. Errors noted in D&A statement – site is not within short, safe walking distance from Cottenham and not on a regular bus route. No business plan has been provided and there is no agricultural reference. CPC recommends refusal. **REFUSE.** Outside village framework (DP/7), unsustainable, contrary to NPPF para 49 (see Supreme Court ruling 10<sup>th</sup> May 2017 - Suffolk Coastal DC v Hopkins Homes Limited). Should Officer be minded to approve we would like the application to go to Committee.
- **S/2046/17/FL** – Rear single storey extension including part demolition of existing extension + new covered entrance porch, 7 Ellis Close, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2079/17/LD** - Lawful Development Certificate for proposed single storey rear extension, 11 The Herons, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2090/17/VC** – Variation of Condition 10 (visibility splays) of planning permission S/2530/16/FL for a new 3 bedroom dwelling and associated parking, 33 Margett Street, Cottenham. CPC doesn't believe that the condition is wrong. CPC recommends refusal. **REFUSED.** Still fails to meet adequate highways safety regarding visibility splays.

#### SCDC Decisions

##### Approvals:

- **S/1441/17/FL** – Single storey rear extension, 20 Lyles Road, Cottenham
- **S/1278/17/LB** – Replacement of 3 timber casement windows with matching windows, 82 High Street, Cottenham
- **S/0538/17/FL** – Erection of a dwelling, 214 High Street, Cottenham

- **S/0539/17/LB** – Demolition of workshop, 214 High Street, Cottenham. NOTED that no mention made re. safe removal of abestos in the conditions.
- **S/1225/17/OL** – New dwelling, Land between 117-123 Histon Road, Cottenham

**Withdrawn**

- **S/2517/16/FL** – Change of use Change of use from A1 to mixed use A1/A3, 230 High Street, Cottenham

**17P/115. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 6/17 is closed. 7/17; Enforcement has asked resident to remove. 5/16 – Clerk to follow up. 6/16 – Clerk to follow up on safety grounds.

**17P/116. Right to Challenge** – Consider submission of expression of interest in running Council services (item previously deferred). Discussions as to what we could viably take over. Resolution to submit an expression of interest in running 2 services – maintenance/provision of street signs and Tree Preservation Orders. **RESOLVED.**

**17P/117. Date of next meeting** – 6<sup>th</sup> July 2017

**17P/118. Close of meeting** – 8.33pm.

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

## **17P/122. Planning Applications:**

- [S/1488/17/FL](#) – Extensions, detached garage and new vehicular access, 31 Histon Road, Cottenham
- [S/1920/17/FL](#) - Creation of a vehicle recovery depot including the erection of a portable office and portable building for vehicle inspection and storage, Dickerson Industrial Site, Ely Road, LANDBEACH – **flood risk assessment received**
- [S/2123/17/LD](#) - Lawful Development Certificate - proposed single storey rear extension, 20 Wilkin Walk, Cottenham

### **Tree Orders**

- [S/2272/17/TC](#) – Eucalyptus at front – fell, 60 Rooks Street, Cottenham

### **SCDC Decisions**

#### **Approvals:**

- [S/1469/17/FL](#) – All Weather surface equestrian riding arena, Paddock, Church Lane, Cottenham
- [S/1130/16/FL](#) - Erection of barn (For Non-Agricultural Grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham
- [S/1133/16/FL](#) – Erection of a manager’s dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham

#### **For information only:**

- [S/1830/17/VC](#) – Discharge conditions 3,4, 5, 10 and 12 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

## 17P/124. Planning Appeal

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

**Site Address:** 2 The Lakes, Twentypence Road, Cottenham, CB24 8PP  
**Description of development:** Two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows.  
**Application reference:** S/0251/17/FL  
**Applicant:** Joe Dean  
**Appeal reference:** APP/W0530/D/17/3178089  
**Appeal start date:** 20 June 2017

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The Decision of the Planning Application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within 4 weeks of the appeal start date. You can do this by emailing NSI.HAS@pins.gsi.gov.uk. If you do not have access to the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate  
Room 3/K  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the GOV.UK website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the GOV.UK Website at <https://acp.planninginspectorate.gov.uk> or at South Cambridgeshire Hall, Cambourne between 08:30 and 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on the GOV.UK Website.

## 17P/125. Speculative developments (update)

### Notes from meeting with Prime Crest Homes

2<sup>nd</sup> June 2017

**Present:** Cllrs Morris (FM), Mudd (DM), Nicholas (TN), the Clerk, and James Crawford – Prime Crest (JC)

- FM outlined the Neighbourhood Plan and the points to be followed for the meeting (in line with other meetings with speculative developers).
  - Site is located off Histon Road, adjacent to Cossington Close.
1. **More affordable homes:** this scheme is 100% affordable. SCDC are pushing for a 70/30 split rented/sales. Site owners preference is for shared ownership. 70/30 is onerous for small sites and not viable so shared ownership would be better. Rental price will be set via the S106 agreement and will be set at a rate below market value. Have met SCDC for pre-application advice but plan isn't yet finalised. TN asked if SCDC were in favour of the scheme. Plan has been changed to take on their comments. SCDC are happy with the location and they say it can be a windfall site and is suitable for affordable housing despite being greenbelt. 38 units are being proposed. Question about access onto Histon Road. JC said that they still have to do the highways/transport/eco reports etc. If a roundabout was necessary they may be prepared to do it. SCDC would like 50% of the homes offered to Cottenham residents and 50% to the wider area. The local need would be for a limited period only and if not taken up then the houses would be offered more widely. JC to send email regarding percentage of market value.
  2. **More pre-school places:** the S106 will include a payment for the school. David Ousby (SCDC) will speak to CPC directly about this.
  3. **Better Medical/day care facilities:** nothing has yet been mentioned. FM said that the NHS has put a price on it so will be covered in the S106. Burial grounds and community transport scheme has also come up in other S106's. The big developers have agreed to this. JC said they may not be able to do this since there are much smaller margins with this site. Price for flats start at £90k.
  4. **More local employment:** apart from using local sub-contractors during the build there are no further ideas at this time.
  5. **Leisure:** as agreed via S106.
  6. **Easier movement into, out from, and around the village:** already touched on this. Less impact on the village given the location. Site won't be seen, only perhaps the roofs from a few close properties.
  7. **Conservation area/village character:** No effect on the open countryside and there is a buffer to Cossington Close. No impact on historic sites.
  8. **Noise/pollution:** there will be less impact on the village core due to the location of the site.
  9. **Primary School:** not a lot can be done. At some time there will be a pinch point.
- Noted that 3 problems will be the traffic impact, greenbelt location and being outside the village framework. Greenbelt will be the most difficult obstacle. JC said that the pre-app was favourable and

they will go for an outline application. Will do an S38 to get the road adopted and want to move forward asap.

- FM outlined the Neighbourhood Plan consultation.
- Housing association will maintain the site.
- Ditch at front of site – will do whatever is necessary, perhaps augmentation.
- 0.85 hectare site; 20-30% hardening? Will use SUDS drainage and report will be done. FM outlined the drainage requirements.
- NP survey gives an indication of the housing mix required.

## **Notes from meeting with Manor Oak Homes**

### **26<sup>th</sup> June 2017**

**Present:** Cllrs Morris (FM), Mudd (DM), Young (IY), the Clerk, William Main - Manor Oak (WM) and Peter Mckeown - Carter Jonas (PM)

- Site is located on Beach Road, corner of Long Drove.
- 1000 flyers have been sent out re. public consultation on 28<sup>th</sup> June.
- The proposed site is for 63 houses – 38 market value and 25 affordable.
- Manor Oak Homes are specialists in land promotion and have done some sites in Sawston and Waterbeach. Mainly cover Essex to Berkshire.
- Following the consultation (3-4 weeks) they will make any amendments and submit an outline application (end of July/early August).
- FM said that the site wasn't in line with policy for a minor rural centre, being over 30 homes. (It is being proposed in the SCDC Local Plan that Cottenham is upgraded to a Rural Centre). PM thought that there was a different ruling to the recent supreme court ruling.
- May need pumping station on the site and attenuation pond at the front.
- It was suggested that MO look at pavement improvements further along Denmark Road; this may be possible under the S106 agreement.
- Noted that the bottom corner of the site obscures views of the church and is more than 800m sustainable walking distance from the village core.
- FM ran through the thinking of the Neighbourhood Plan as to why only 50 houses maximum. An independent consultant is looking at all suggested sites at the moment including this one.
- Drainage run off rate too high and attenuation pond will need enlarging which may mean the loss of some units.
- Gardens meet size requirements and the garages are all over large.
- Traffic reports have already been done but have used TRICS data which is too low for Cottenham (as proved for other speculative developments).
- Discussion about public transport.
- Open space – CPC will maintain only if the fee is right. If they don't maintain then a management company will be used.
- IY highlighted issues with safe walking to the Primary School from this location.
- S106 agreement will cover the usual – highways/medical facilities/library/open space/primary school etc. Burial ground added to the list.
- FM mentioned trying to set up a community bus service as a 5 year project. PM mentioned that they had set up a similar scheme in Hardwick.
- There will be a dedicated feedback website available throughout the consultation.
- Feedback will be documented in the statement of consultation.
- FM ran through the Neighbourhood Plan and the status of the other speculative applications.



**Notes from meeting with Bidwells/McBains Cooper on behalf of Bellway Homes  
28<sup>th</sup> June 2017**

**Present:** Cllrs Morris (FM), Mudd (DM), Young (IY), the Clerk, and Chloe French – Bidwells (CF), Peter O'Rourke – McBains Cooper, Tsvetelina Shtereva – McBains Cooper

- Bellway have purchased the Endurance site which is located on Oakington Road.

Proposed Reserved Matters scheme presented:

- 50 houses in total with 40% affordable.
  - Front houses maintain the street scene in terms of lineage.
  - The Rowells boundary will be mitigated i.e. planting/setting back of houses.
  - Every property how has own parking.
  - A set of flats are located in one corner.
  - Noted that the affordable homes have been grouped together rather than the preferred 'pepper-potting' approach.
  - Residents of The Rowells are being written to and invited to an exhibition.
  - 1000 leaflets distributed in the vicinity of the site. NB: Clerk to check receipt of leaflets with staff/cllrs in the vicinity.
  - 6 The Rowells will back onto space rather than a back garden.
  - The flats will have their own front doors so there are no shared stairwells.
  - Will discuss with residents in The Rowells as to preferred boundary treatment. Would make sense to put this in place prior to starting building work.
  - The looped roadway will be a private road due to having to be permeable surface. Management company will look after this and the badger route to the left of the site.
  - Shared cycle path/pavement to be extended to the edge of the site (condition 28).
  - Need to look at the entrance to Greytiles in terms of what can be done to the pavement.
  - Need to move the 30mph zone. Buffer zone as per Beach Road suggested, although it was noted that even this hasn't fully worked hence further alterations are due to take place to slow traffic.
  - Breakdown of properties: 21x 4/5 beds, 2x 2 beds, 7x 3 beds = 30 market value. 20 affordable to include (rented) 6x 1 bed flats, 4x 2 beds, 2x 3 beds 2x 4 beds and (shared ownership) 4x 2 beds, 2x 3 beds.
  - Landscape architect to be brought in re. planting of the site.
  - Amenity green space at the front of the site rather than equipped play area.
  - Internal garage size 6x3m and houses are allocated 2 spaces with the exception of the flats.
- CF asked if looking for links to the other sites; SCDC are looking for footway links and not cars to Persimmon site.
  - Noted that the Neighbourhood Plan will take over from the Village Design Statement. Suggested that architects look at Tenison Manor estate as an example of whereby the styles of houses are spread out.
  - Bellway use bespoke elevations from site to site. They are flat fronted, with high ceilings, no integrated garages.
  - Timescale: looking to submit the Reserved Matters scheme in August.
  - Noted that there isn't any visitor parking for the flats; this will need looking at further.
  - Garages are mainly single and linear.
  - Can't drain onto Oakington Road due to the flat nature of the site hence use of permeable surfacing. There will be crates under the green area for further storage.
  - Ran through the current status of the Neighbourhood Plan.

## **17P/126. CPRE Planning Workshop**

**Understanding the planning system and responding to planning applications: a workshop for Parish Councils**

**Thursday 2<sup>nd</sup> November, 9.30am - 1pm**

**St Ives Corn Exchange, The Pavement, St Ives, Cambridgeshire, PE27 5AD**

This half-day workshop led by planning consultant Jed Griffiths will enable delegates from your Parish Council to gain an understanding of the planning system and learn how to effectively respond to planning applications using real-life examples.

£25 for up to two delegates for Parish Councils that are CPRE members

£40 for up to two delegates for Parish Councils that are not CPRE members

To book, or for further information, please contact our office, preferably by e-mail at: [office@cprecambbs.org.uk](mailto:office@cprecambbs.org.uk) (telephone 01480 396698). You will be invoiced for payment when your place(s) is/are confirmed. If you wish to secure your place at the event, booking forms should be returned by 15 October. Late applications will be considered if there are spare places.

Please note that our office will be closed from 31 August to 19 September.

### Programme

9.00am	Doors open
9.00 - 9.30am	Registration. Coffee, tea, soft drinks and biscuits.
9.30am	Workshop to start promptly. A fifteen-minute refreshment/comfort break will be included
1.00 pm	Workshop ends