

Minutes of Cottenham Parish Council Planning Committee
Held in the Village Hall, Lambs Lane, Cottenham
On Thursday 19th March 2015 at 7.30

Present: Cllrs Mudd (Chair), Berenger, Bolitho, Collinson, McCarthy, Morris, Nicholas and Jo Brook (Clerk)

In attendance: 1 member of the public (arrived 8.40pm)

15P/037. Chairman's Introduction and Apologies – apologies accepted from Cllrs Collier (personal), Leeks (personal), Young (business).

15P/038. Any Questions from the Public or Press – Standing orders to be suspended – none present.

15P/039. Declarations of Interest *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* - None.

15P/040. Minutes – Resolution that the minutes (circulated to members) of the Committee meeting held on 5th March be signed as a correct record. **RESOLVED.**

15P/041. Planning Applications for consideration

- S/0440/15/FL– Replacement Building for MOT Testing Facility, The Garage, Smiths Path, Cottenham. CPC recommends approval. **APPROVED.**
- S/0461/15/FL – Extensions, 98 Rooks Street, Cottenham. The boundary lines are unclear in their relationship to the neighbouring property. The flat roof isn't appropriate for a Victoria house. Request that existing uPVC windows are corrected to wooden as appropriate in a Conservation Area. CPC recommends refusal. **REFUSED.**
- S/0441/15/FL – Installation of amateur radio antenna mast (retrospective), 1 Woodlark Drive, Cottenham. There is nothing to back up claims that the applicant is a licensed operator and this should be requested. It was acknowledged that this would be a useful facility to the village in the case of an emergency. CPC recommends approval with the condition that details are provided to back up licensed operator claims. **APPROVED.**
- S/0446/15/FL & S/0447/15/LB – Conversion of Vacant Barn to Dwelling with Associated Amenity Space and Parking, The Olde Barn, 1A Morgans, Cottenham. It was recognised that the bats should be suitably accommodated and concerns were raised regarding their welfare during the development. Window materials queried since they would appear contrary to guidelines for a conservation area. CPC recommends approval on condition that the bats are suitably protected during the build and that the suitability of metal windows are confirmed by the Conservation Officer. **APPROVED.**
- S/0039/15/FL – New access from B1049 Twentypence Road to serve existing dwellings. Existing access retained for fishing lakes, The Lakes, Twentypence Road, Cottenham. Strong concerns about safety given that the proposed access is closed to the bend/bridge on the B1049. Would appear to be in breach of DP/3 1b. CPC recommends refusal. **REFUSED.**
- S/0453/15/FL – Detached annexe, Ashton Farm, Church Lane, Cottenham. This is a new building in the open countryside and there seems no agricultural justification for it (contrary to HG/6). It is also contrary to HG/9 and should be kept as an annexe only, not let out, sold as a separate dwelling and occupancy must be linked to the main dwelling. CPC recommends refusal. **REFUSED.**
- S/0529/15/FL – Erection of single storey extension to rear of dwelling, 244 High Street, Cottenham. For transparency the owner of the property is employed as a contractor for CPC. There is no overlooking and the development doesn't affect the street scene. CPC recommend approval. **APPROVED.**

Decisions made by SCDC

Approvals

- S/0116/15/FL – Erection of a roof canopy to rear of dwelling, 83 Rooks Street
- S/2857/14/FL – Change of use from residential (dwelling) to dog grooming business, 67 Histon Road, Cottenham

Refusals

- S/0045/15/VC – Variation of Conditions attached to Application's S/0329/11& S/0151/13/VC to increase the opening hours of the building to every Saturday and Wednesday until 21:00hrs, Chear Fen Farm, Long Drove, Cottenham

15P/042. Parish Planning event – To consider feedback following attendance – Cllrs McCarthy & Morris circulated a report prior to the meeting. It was noted that Grade II listed buildings are also protected internally as well as externally. There is a guidance document available on the principals of planning for historic buildings.

15P/043. S215 enforcement – To consider feedback from SCDC Enforcement Officer regarding S215 notices for Gothic House and the Old Labour Hall. Waiting report from Charlie Swain. He is investigating and arranging a site visit. Item deferred.

15P/044. Date of next meeting – 9th April. Cllrs Mudd and Nicholas gave their apologies.

15P/045. Close of meeting – 8.55pm

Signed _____ (Chair) Date _____