

AGENDA REPORTS PACK

PLANNING COMMITTEE

18th JUNE 2015

Item 15P/092.



Minutes of the Planning Committee

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 4th June 2015 at 7.30**

Present: Cllrs Mudd (Chair), Berenger, Collier, Collinson, McCarthy, Morris, Nicholas, Richards & Jo Brook (Clerk)

- 15P/081. Election of Chairman** – Cllr Mudd was re-elected. Proposed by Cllr Nicholas and seconded by Cllr Berenger.
- 15P/082. Chairman’s Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Heydon (personal), Young (business) and SCDC Cllr Harford (meeting).
- 15P/083. Any Questions from the Public or Press – Standing orders to be suspended** – none.
- 15P/084. 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 Berenger declared a pecuniary interest in S/1035/15/OL and will leave the room during discussions. NB: Cllrs Collinson, Mudd and Nicholas know the applicant in his capacity of a former Cllr.
- 15P/85. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 21st May be signed as a correct record. **RESOLVED.**
- 15P/086. Planning Applications for consideration**
- **S/1035/15/OL** – Install external wall insulation to front of property, 127 Histon Road, Cottenham – Cllr Berenger left the room at 7.35pm. CPC recommends approval. **RESOLVED.** Cllr Berenger returned to the room at 7.38pm.
 - **S/1105/15/FL** – Conversion of barn to form 3 bedroom house, 294 High Street, Cottenham – Clerk circulated one objection received from a resident prior to the meeting. Cllr Collier declared a non-pecuniary interest but left the room at 7.4pm. Some concerns about existing parking on the road which may cause issues regarding the proposed access. Questions raised regarding the access and whether gap in the wall should be bigger with better splays. CPC recommend approval with conditions: we are concerned with the access width of the aperture of the wall and dropped kerbs. **RESOLVED.** Cllr Collier returned to the room at 7.55pm.

Decisions made by SCDC

Approvals

- **S/0753/15/FL** – First floor garage conversion with dormer window to create ancillary accommodation & single storey rear extension with 1st floor balcony 6 The Rowells, Cottenham

Planning Inspectorate

Approvals

- **S/0638/14/FL** - use of land for 3 gypsy and traveller residential pitches comprising double pitch with four caravans, of which no more than two would be static caravans, and two dayrooms (plot 1 & 2); single pitch with two caravans, of which no more than one would be a static caravan, and dayroom (plot 3); and double pitch site with four caravans, of which no more than two would be static caravans, and amenity building (Plot 4 & 5), 1-5 Pine Lane, Smithy Fen, Cottenham. NB: need to get SCDC to check the number of caravans following reports of new arrivals during the appeal.

Rejections

- **S/0638/14/FL** - an award of costs, 1-5 Pine Lane, Smithy Fen, Cottenham

Tree Orders

6 Church Close – Pine: top and fell to ground level – Cllr Richards left the meeting at 8.01pm. Cllr Richards returned at 8.03pm. Resolution that CPC don't support this application since it is in the conservation area and no reason has been given for the works. CPC are unhappy with the amount of trees currently being lost in the village without valid reasons. **RESOLVED.**

15P/087. Date of next meeting – 18th June.

15P/088. Close of meeting – 8.10pm

Signed _____ (Chair) Date _____

Item 15P/093.

Planning Applications for consideration

- [S/1106/15/FL](#) – Rebuilding outbuildings to form car lodge, sheds and annexe, 294 High Street, Cottenham
- [S/1195/15/FL](#) – Replace existing garage with 3 bay oak framed garage, 30 High Street, Cottenham
- [S/1196/15/LB](#) – Replace existing garage with 3 bay oak framed garage, 30 High Street, Cottenham
- [S/1304/15/FL](#) – Single storey rear extension, 209 High Street, Cottenham
- [S/1247/15/FL](#) – First floor extension above existing garage to provide au pairs accommodation, 42 Rampton Road, Cottenham

Decisions made by SCDC

Approvals

- [S/0900/15/OL](#) – Erection of detached dwelling and garage with access, 31 Histon Road, Cottenham
- [S/0758/15/FL](#) – Change of use to vehicle repair workshop, Unit E2, Brookfields Business Park, Twentypence Road, Cottenham
- [S/0738/15/FL](#) – Single storey extension to form garage, hot tub room and hobbies studio, 30 Telegraph Street, Cottenham

Item 15P/094.

Under the Flood and Water Management Act (2010) Cambridgeshire County Council has a duty to produce a strategy in partnership with key stakeholders involved in flood risk management. Cambridgeshire's Strategy for Flood Risk Management was written in 2012, and since then it has been an important tool in helping everyone understand and manage flood risk within the county.

The strategy is now due to be updated to reflect changes in legislation that have happened since 2012. The main updates are the inclusion of more accurate information on areas of significant risk from surface water flooding, and information on the County Council's new role as a statutory consultee in the planning process, in relation to surface water flood risk.

It is important that the updated sections of the strategy are developed in partnership with communities to enable us to make the best use of the limited resources we have available.

The Council has launched a public consultation that will run for six weeks from the **3rd of June 2015 to 14th July 2015** and is seeking your views on the content of the updated sections of the strategy. We are taking the strategy to as many forums as possible – such as local authorities, town and parish councils. We will also make the full strategy available on our web pages, in City and District Council offices, and in local libraries.

Once we have everyone's comments, we will update the relevant sections of the strategy and the action plan. The final version will be published at the end of the year.

Whether you live in an area that is thought to be a risk of flooding, or not, your views are still important and we hope that you will take this opportunity to get involved and continue to shape the future of how we manage flood risk in Cambridgeshire.

Please take some time to fill in the online questionnaire by **14th July 2015**.

The draft strategy and online questionnaire can be found here:

http://www.cambridgeshire.gov.uk/site/custom_scripts/cons_details.aspx?ref=369

If you would like a copy of this document and/or the draft Strategy on audio cassette, Braille, large print or in other languages please contact us: telephone: 01223 703894, or email:

floodandwater@cambridgeshire.gov.uk

Other useful information related to Flood Risk Management

Maintenance of ordinary watercourses

Householders or businesses whose property is adjacent to a river or stream or ditch are likely to be riparian owners with maintenance responsibilities. If a property backs onto a river or stream then the owner is likely to be a riparian owner and own the land up to the centre of the watercourse. Riparian owners have a responsibility to maintain the bed and banks of the watercourse and ensure there is no obstruction, diversion or pollution of the watercourse. Full details can be found in Cambridgeshire County Council's 'The rights and responsibilities of a riparian owner'

http://www.cambridgeshire.gov.uk/downloads/file/336/riparian_owner_factsheet

Reporting flooding problems

Officers from risk management authorities are not in a position to know about every flooding incident that occurs, particularly those which do not lead to flooding within properties. However records of flood incidents which affected roads or entered the boundaries of properties are important to record. They can indicate that there has been extensive flooding from relatively regular rainfall events which would warn that the properties are at risk in more extreme rainfall events. This information is crucial in building up cases for flood defence and flood resilience schemes which will require strong evidence of the flood risk to properties. Flooding from overflowing drains and gullies can be reported to highways online:

<http://www2.cambridgeshire.gov.uk/HighwaysReports/Highways/ReportProblem1.aspx>

District and parish councils and community groups and residents in areas which suffer from non-urgent local flooding (i.e. from surface runoff, groundwater and ordinary watercourses) can report flood incidents online using Cambridgeshire County Council's interactive map.

https://www.cambridgeshire.gov.uk/site/xfp/scripts/xforms_form.aspx?formID=48&language=en

Funding flood risk management schemes

The County Council actively seeks grant funding to help fund flood risk management schemes that meet the Governments funding criteria. Some schemes will not meet the criteria set, but there are still opportunities to move these schemes forward. Under the Localism Act town and parish councils have been given the General Power of Competence, and can now spend money on flood alleviation schemes under the Section 137 limits. This means that parish councils can have a part to play in partnership funding contributions for flood alleviation schemes in the future. Town and parish councils are also able to apply for Public Works loans, at preferential rates, to enable them to contribute to more comprehensive flood risk management schemes.