

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th JUNE 2015

Item 15P/085.



Planning Committee Minutes

Held in the Village Hall, Lambs Lane, Cottenham on **Thursday 21st May 2015 at 7.30**

Present: Cllrs Mudd (Chair), Collinson, Heydon, McCarthy, Nicholas, Young, SCDC Cllr Harford and Jo Brook (Clerk)

In attendance: 1 member of the public

- 15P/073. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Berenger (personal), Collier (meeting), Morris (holiday) and Richards (personal).
- 15P/074. Any Questions from the Public or Press – Standing orders to be suspended** – Resident spoke re. the Gladman Developments proposal for a development of 250 houses off Rampton Road. Concerns raised that the proposed footpath runs very close to the back of the existing properties and the general size of the development. Cllr Mudd stated that at this stage we know as much as residents and have no further information.
- 15P/075. 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.
- 15P/076. Minutes** –Resolution that the minutes (circulated to members) of the Committee meeting held on 7th May be signed as a correct record. **RESOLVED.**
- 15P/077. Planning Applications for consideration**
- **S/0979/15/OL** – Outline application for 2 dwellings with all matters reserved, Land adj. 14 Ivatt Street, Cottenham – Cllr Nicholas outlined the lengthy history of the site. It already has permission for 1 large 4 bedroom property. CPC recommends refusal on the following grounds:
 - It is outside of the development framework (DP/7)
 - Ivatt Street is a narrow track a highway safety would be an issue (DP/3). The road is inappropriate for an increased traffic level given the proximity of the existing houses to the road – this would affect the residential amenity of existing residents.
 - The development is in the open countryside (DP/3m)

REFUSED

Decisions made by SCDC

Approvals

- **S/0446/15/FL** – Conversion of Vacant Barn to Dwelling with Associated Amenity Space and Parking, The Olde Barn, 1a Morgans, Cottenham
- **S/0447/15/LB** – Conversion of Vacant Barn to Dwelling with Associated Amenity Space and Parking, The Olde Barn, 1a Morgans, Cottenham
- **S/0512/15/FL** – Single storey flat roof extension, 1 The Lakes, Twentypence Road, Cottenham
- **S/0283/15/FL** - Replacement of two poultry sheds and new site office and meeting room
- **S/2695/15/LD** – Extension to existing dwelling, 36 Oakington Road, Cottenham

- 15P/078. Speculative development** – consider representation and approach at meetings with speculative developers – CPC have now received a leaflet from Gladman Developments re. a potential development off Rampton Road for 250 houses plus 70 apartments with care (C2). Cllr Harford confirmed that a pre-application has already been received by the District Council. There have

been applications previously which were refused on appeal by an Inspector but the door was left open for future approaches of this type. Concerns raised that Gladman are only doing a partial consultation by only leafletting 400 houses and some of the information in the leaflet is misleading. There are implications for the whole of the village due to the affect on facilities and in our view the consultation should be wider. Cllr Young asked if this site would be looked at cumulatively with the Oakington Road site (potential 50 houses) and Cllr Harford confirmed that they would. She also suggested that we should mention prematurity in light of our Neighbourhood Plan work. Resolution to respond to Gladman to say we are putting the matter on the agenda for Full Council on 2nd June at which stage we will consider their request for a meeting. **RESOLVED.** NB: This meeting is to fact find only and we can't offer any opinion as this may form pre-determination when it comes to our Planning Committee.

15P/079. Date of next meeting – 4th June

15P/080. Close of meeting – 8.35pm.

Signed _____ (Chair) Date _____

Item 15P/086.

Planning Applications for consideration

- [S/1035/15/FL](#) – Install external wall insulation to front of property, 127 Histon Road, Cottenham
- [S/1105/15/FL](#) – Conversion of barn to form 3 bedroom house, 294 High Street, Cottenham

Decisions made by SCDC

Approvals

- [S/0753/15/FL](#) – First floor garage conversion with dormer window to create ancillary accommodation and single storey rear extension with first floor balcony 6 The Rowells, Cottenham

Planning Inspectorate

Approvals

- [S/0638/14/FL](#) - use of land for three 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

Rejections

- [S/0638/14/FL](#) - an award of costs, 1-5 Pine Lane, Smithy Fen, Cottenham



11049
PC 16/6/15
South
Cambridgeshire
District Council

C/11/40/020

6-2-7-15

Application for tree works: works to trees subject to a tree preservation order (TPO)
and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and in supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address		2. Agent Name and Address	
Title: <input type="text" value="MR"/>	First name: <input type="text"/>	Title: <input type="text"/>	First name: <input type="text"/>
Last name: <input type="text" value="AUDSLEY"/>		Last name: <input type="text"/>	
Company (optional): <input type="text"/>		Company (optional): <input type="text" value="ACACIA TREE SURGERY LTD"/>	
Unit: <input type="text"/>	House number: <input type="text" value="6"/>	House suffix: <input type="text"/>	Unit: <input type="text"/>
House name: <input type="text"/>		House number: <input type="text" value="63"/>	
House suffix: <input type="text"/>		House suffix: <input type="text"/>	
House name: <input type="text"/>		House name: <input type="text"/>	
Address 1: <input type="text" value="CHURCH CLOSE"/>		Address 1: <input type="text" value="WINFOLD ROAD"/>	
Address 2: <input type="text" value="COTTENHAM"/>		Address 2: <input type="text" value="WATER BEACH"/>	
Address 3: <input type="text"/>		Address 3: <input type="text"/>	
Town: <input type="text"/>		Town: <input type="text"/>	
County: <input type="text" value="CAMBS"/>		County: <input type="text" value="CAMBS"/>	
Country: <input type="text" value="UK"/>		Country: <input type="text" value="UK"/>	
Postcode: <input type="text" value="CB24 8SL"/>		Postcode: <input type="text" value="CB25 9PR"/>	

RECEIVED SGDC
21 MAY 2015
DEVELOPMENT CONTROL

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): Yes No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

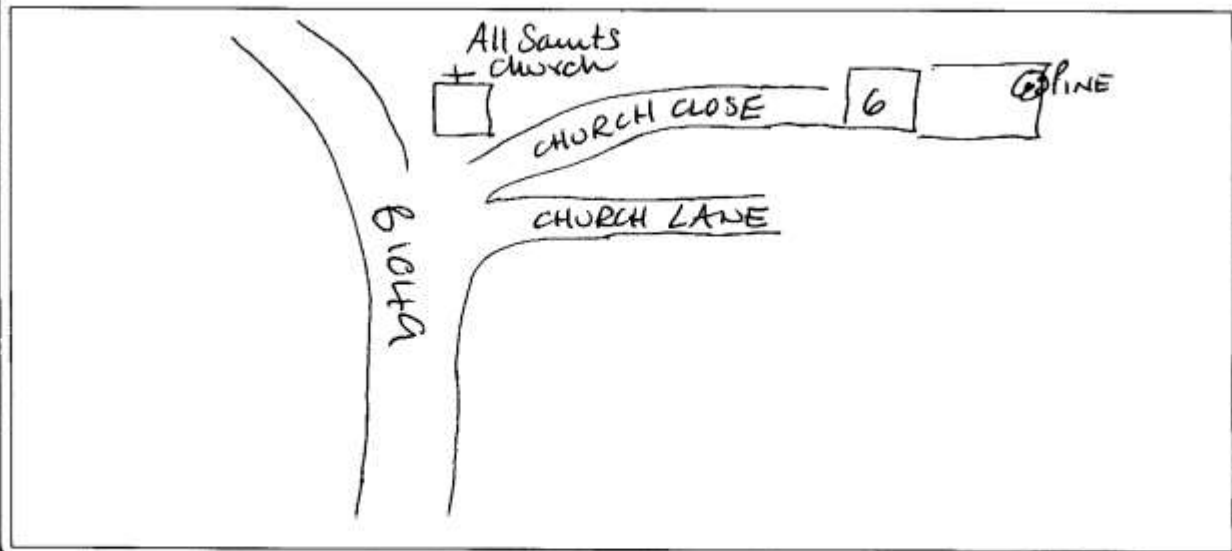
Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

PINE:
TOP AND FELL TO GROUND LEVEL.

7. Identification Of Tree(s) And Description Of Works continued ...



8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. It is diseased or you have fears that it might break or fall: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO

(see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? In particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Acacia Tree Surgery Limited

Date (DD/MM/YYYY):

20/05/2015

(This date must not be before the date of sending or hand-delivery of the form)

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01954 250760

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01223 861698

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)