

AGENDA REPORTS PACK

PLANNING COMMITTEE

6th AUGUST 2015

Item 15P/120.



Minutes of Planning Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 23rd July 2015 at 7.30pm**

Present: Cllrs Mudd (Chair), Collinson, Heydon, McCarthy, Morris, Nicholas, Richards & Jo Brook (Clerk), Sam McManners (Assistant Clerk)

15P/107. Chairman's Introduction and Apologies – Apologies accepted from Cllr Berenger (illness)

15P/108. Any Questions from the Public or Press – Standing orders to be suspended – no public or press present.

15P/109. 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 - **none received**.

15P/110. Minutes – to resolve that the minutes (circulated to members) of the Committee meeting held on 9th July be signed as a correct record - **RESOLVED**.

15P/111. Planning Applications for consideration

- **S/1375/15/FL** – Two storey rear extension, single storey infill extension and internal alterations, 44 Corbett Street, Cottenham - CPC recommends refusal; Extension is not subservient to existing house, not in-keeping with listed building guidelines, is unsympathetic to existing area. **REFUSED**
- **S/1376/15/LB** – Two storey rear extension, single storey infill extension and internal alterations, 44 Corbett Street, Cottenham - CPC recommends refusal; Extension is not subservient to existing house, not in-keeping with listed building guidelines, is unsympathetic to existing area. **REFUSED**
- **S/1721/15/FL** – First floor rear extension, 15 Histon Road, Cottenham – CPC recommends refusal; Extension is not subservient to existing house, not in-keeping with conservation area building guidelines, is visible from road. **REFUSED**

Withdrawn

- **S/1247/15/FL** – First floor extension above garage to provide Au Pairs accommodation, 42 Rampton Road, Cottenham

For information only

- **S/1480/15/FL** – Dwelling and garage, land r/o 143 High Street, Cottenham – Revised site edged red to include access.

15P/112. Waterbeach Neighbourhood Plan –Resolution to support application of Waterbeach Neighbourhood Plan **RESOLVED** Cllr Morris to action

15P/113. SCDC Parish Planning Form –Cllr Morris attended meeting with SCDC (report circulated prior to meeting) and outlined the purpose of Parish Planning Forum.

15P/114. Assets of Community Value – to consider CAMRA request to list Cottenham pubs as ACVs – Cllr Morris raised concerns of constraints put upon pub landlords should they wish to sell. Cllr Collinson commented that as we have 4 pubs in village this was premature. Cllr Richards stated that all 4 pubs are very distinctive from each other. No further action at present time.

15P/115. Date of next meeting – 6th August 2015 (apologies from Cllrs Mudd and Richards)

15P/116. Close of meeting – 8.21pm

Signed _____ (Chair) Date _____

Item 15P/121.

Planning Applications for consideration

- [S/1715/15/FL](#) – Outbuilding (retrospective), The White Hart, Twentypence Road, Cottenham
- [S/1668/15/PB](#) – Prior approval for change of use from agricultural building to 2 dwellings, 100 Histon Road, Cottenham
- [S/1707/15/FL](#) – Proposed 2 dwellings and garages, 182 High Street, Cottenham
- [S/1566/15/AD](#) - Erection of 1 Non Illuminated Fascia Sign, 1 Non Illuminated Projector Sign & 3 Non Illuminated Window Vinyl Signs - 222, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RZ
- [S/1806/15/FL](#) - Extension, Veranda, Porch & Detached Garage, Church Lane Farm, Church Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SN
- [S/1815/15/FL](#) - Demolition of B8 Industrial Units and Erection of 10 dwellings, Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SW

Decisions made by SCDC

Approvals

- Ref. [S/1304/15/FL](#) - Single storey rear extension, 209, High Street, Cottenham

Withdrawn

- [S/0529/15/FL](#) - Erection of single storey extension to rear of dwelling, 244, High Street, Cottenham, Cambridgeshire, CB24 8RZ

FOR INFORMATION ONLY



PC 21/7/15

South
Cambridgeshire
District Council

No Obj

C020

6-28-7-15

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

16 JUN 2015

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 its 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.

This form must be used 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			
Title:	MR & MRS	First name:	
Last name:	BROWN		
Company (optional):			
Unit:	House number: 41	House suffix:	
House name:			
Address 1:	HIGH STREET		
Address 2:			
Address 3:			
Town:	COTTENHAM		
County:	CAMBRIDGESHIRE		
Country:	UK		
Postcode:	CB24 8SA		

2. Agent Name and Address			
Title:	MR	First name:	TIM
Last name:	HEWITT		
Company (optional):	EASTERN LANDSCAPE SERVICE LTD		
Unit:	House number: 27	House suffix:	
House name:			
Address 1:	HIGH STREET		
Address 2:			
Address 3:			
Town:	COTTENHAM		
County:	CAMBRIDGESHIRE		
Country:	UK		
Postcode:	CB24 8SA		

J.R.
emailed to find out
exactly what works proposed
3/7/15 Request

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 2. 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):

AS QUESTION 1

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.

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 our 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.*

1- 5NO LEYLAND CYPRESS TREES - FELL

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

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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:
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. Yes No

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

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.

Ref: 2021-17980

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:

Date (DD/MM/YYYY):

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

ON BEHALF OF EASTERN LANDSCAPE SERVICE LTD

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

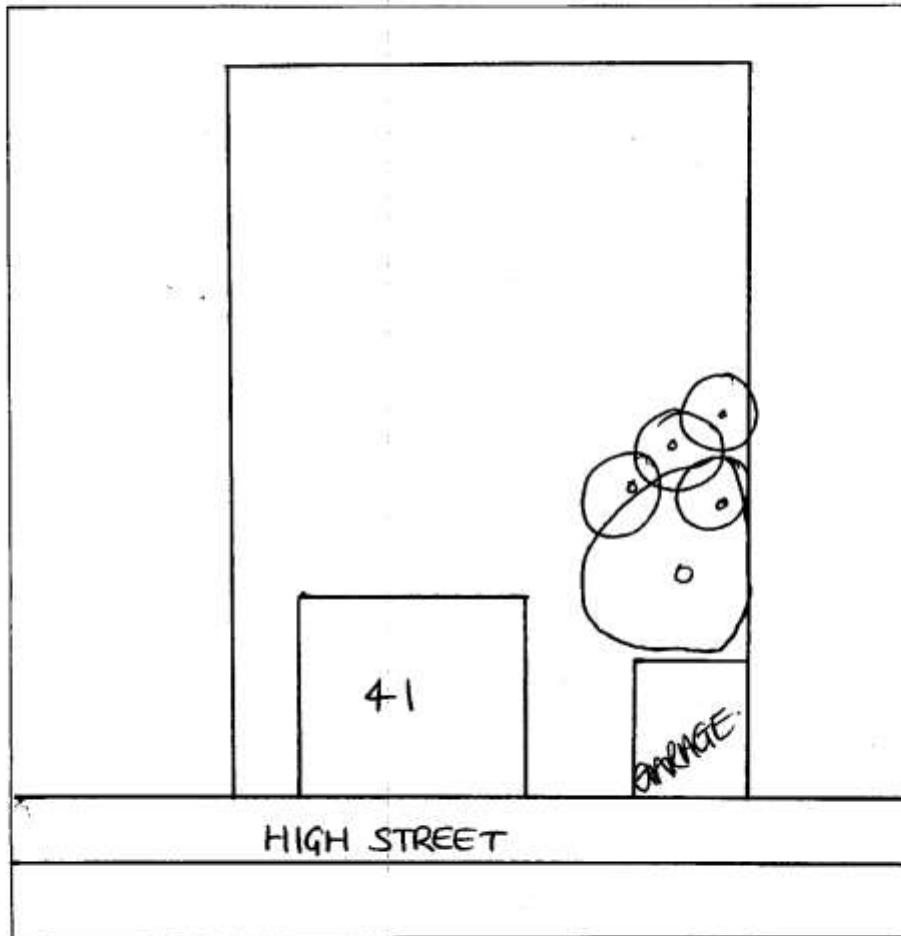
Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

EASTERN LANDSCAPE SERVICE LIMITED

SITE PLAN

*Our Reference: 41 High Street, Cottenham, CB24 8SA
Ref. 2021-17980*



Patel Jay

From: ELS <email@easternlandscapeservice.co.uk>
Sent: 08 July 2015 08:52
To: Patel Jay
Subject: RE: TREE APP FURTHER INFORMATION - 41 HIGH STREET COTTENHAM
Attachments: 2021-17980 Brown - Plan.pdf

Hi Jay,

There are 5no. Leyland cypress trees to be felled at this address. Please find a copy of our amended plan.

With best regards,

Kirsty

Eastern Landscape Service Limited

From: Patel Jay [mailto:Jay.Patel@scambs.gov.uk]
Sent: 03 July 2015 15:03
To: ELS (email@easternlandscapeservice.co.uk)
Subject: TREE APP FURTHER INFORMATION - 41 HIGH STREET COTTENHAM

Hi

Please look at para 7 of the form. It reads: 1.5no LEYLAND CYPRESS TREES – FELL
The Sketch shows one tree.

Could you email us with the description of the tree works proposed.

Thanks

Jay

Jay Patel
Trees Technician
South Cambs District Council
01954 713057

*Received again
8 Jul.*

Privileged/Confidential Information may be contained in this message.
If you should not have received it, tell me and delete it without forwarding,
copying or disclosing it to anyone. The Council does not represent or warrant
that it or any attached files are free from computer viruses or other defects.