

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 _____

DRAFT