

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 22<sup>nd</sup> February 2018 at 7.30pm

**Present:** Cllrs Mudd (Chair), Collinson, Graves, Smith, Ward, Wilson, Young and the Clerk

**In attendance:** 5 members of the public

**18P/031. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), Morris (holiday) and Nicholas (sick).

**18P/032. Any Questions from the Public or Press** – Standing orders suspended at 7.31pm. Resident 1 spoke regarding S/0380/18/FL. Concerned about the bulk of the extension. Would come 1m from boundary. Present lounge is set well back but would come much closer to the boundary and be two storeys rather than 1 ½ high. Estimated a 2/3<sup>rd</sup> increase in the roof which would reduce light levels. Design isn't subservient to the existing building. Trees will be removed which currently mask the existing building and no reason has been given for the need to remove.

Resident 2 also spoke re. S/0380/18/FL. Objected to the extension and considered it contrary to SCDC guidelines in terms of bulk/mass/scale/siting. Will restrict daylight to their property and be overbearing. Due to the proposed location of windows this will affect their privacy. Design will be out of keeping with the adjacent 'twin' building. Noted that the original application was granted after appeal. The south west elevation is directly at the end of their garden and can clearly be seen. There is only one Velux currently and not two as per the drawings. Proposal is for two, with the new one being larger than currently. Both the new downstairs windows will overlook their garden. Drawings don't indicate how close the building is to the boundary; it will be intrusive and will dominate. Concerned about the loss of the sycamore tree; could it just be reduced instead? The trees were a condition when the property was originally granted approval. Would like to see the roof pitch reduced.

Resident 3 spoke re. S/0380/18/FL. The plot is sited behind some Victorian cottages. They objected to the height and mass of the extension and the roof would be overbearing on their garden at 41 Rooks Street. The extension wasn't in keeping with the existing cottages.

Resident 4 mentioned that the plot is at right angles to the existing cottages so any new windows will look into the gardens.

Resident 5 spoke regarding S/3072/17/FL. The only thing the amendment has done is remove the impingement on the boundary to her property. The previous concerns haven't been addressed – visual impact on the street scene, overbearing on no. 6 Goldfinch, and creating a terrace-effect. The density and design style aren't in keeping with the estate. There will also be a loss of light plus it's over development of the plot. Standing Orders reinstated 7.44pm.

**18P/033. To accept Declarations of Interest and Dispensations** – None received.

**18P/034. Minutes** – Amendments made to items 18P/024 and 18P/026. Resolution that the amended minutes of the Committee meeting held on 8<sup>th</sup> February 2018 be signed as a correct record. **RESOLVED.**

**18P/035. Planning Applications:**

- **S/0380/18/FL** - Demolition of rear single storey lounge, new 2 storey rear extension, single storey carport/covered ramp and infill under existing side roof, 35b Rooks Street, Cottenham. Standing Orders suspended 7.58pm. Resident mentioned that they had submitted photos with their objection. Standing Orders reinstated 7.59pm. Cllr Collinson was unsure whether the windows were close enough to be considered as overlooking; could be marginal. Bulk is considerable and the roof is very dominant. Design appears overbearing and not subservient to the original building. Cllr Young thought there was potential for diffuse light to be affected. If this was a new build it wouldn't be acceptable in terms of mass/scale/bulk. CPC recommends refusal. **REFUSED.** Reasons: contrary to DP1 1p, DP2 1a and DP2 1f. If Officer minded to approve we would like the application to go to Committee. For the benefit of public Cllr Mudd outlined the planning process.
- **S/3072/17/FL** - Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham, Cambridge, CB24 8XY. **AMENDMENT** – drawings amended to show proposed extension set away from shared boundary by a further 0.075 metres. Existing objections still stand and the amendments now make the car port less useable due to being further narrowed. CPC recommends refusal. **REFUSED.** Should Officer be minded to approve we would like the application to go to Committee.

- **S/0310/18/FL** – Proposed new 2 storey side extension to rear and side, new agricultural building to rear of plot, 150 Histon Road, Cottenham. The location is outside of the village framework and in the greenbelt. Noted that the access to the agricultural building to the rear is very narrow/confined. No indication given that the property is linked to agriculture. CPC recommends refusal. **REFUSED**. Reasons: size of the extension is disproportionate to the existing building; outside framework/in greenbelt; no reason given for need for an agricultural vehicle; associated access for agricultural building is poor.
- **S/3615/17/RM** - Application for approval of reserved matters for access, appearance, landscaping, layout and scale following outline planning permission S/1952/15/OL for the demolition of existing barn and construction of up to 50 dwellings Land at Oakington Road, Cottenham, Cambs, CB248TW **AMENDMENTS** to the landscaping scheme, internal roads and house types, including the addition of one affordable home to Part M Standards, revised housing mix. Concerns raised regarding drainage and potential flooding back to Rampton and Histon Roads. Cllr Graves queried why no SUDS on the site. Previous comments still stand and haven't been adequately addressed. Reserved Matters regarding drainage cannot be dealt with. CPC recommends refusal. **REFUSED**.
- **S/0039/18/FL & S/0040/18/LB** - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 309, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8TX. CPC recommends approval. **APPROVED**.
- **S/0012/18/OL** - Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping, Land Off Beach Road, COTTENHAM, CB24 8RL. **AMENDMENT** - Amended Ecology Report. No further comments on the Ecology Report at this time.

**SCDC Decisions:**

**Approvals**

- **S/3664/17/FL & S/3665/17/LB** – Removal of modern farm style gates and replacement with taller solid timber gates and posts, 109 High Street, Cottenham
- **S/4332/17/FL** - Change of use from disused caretakers bungalow (C3) to special needs unit (D1), Cottenham Village College, High Street, Cottenham
- **S/4183/17/FL** - Extending current garage, 3 Willow Grange Cottages, Ely Road, Chittering, Waterbeach, Cambridgeshire, CB25 9PL (with conditions)
- **S/0164/18/NM**– Non material amendment of planning permission **S/3356/16/FL**, 40, Church Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SN

**Refusals**

- **S/3796/17/FL** – Dwelling, Haelan Feld Farm, Twentypence Road, Cottenham

**18P/036. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 6/16 – S215 has now been issued. Should we look at contacting various organisations i.e. Landmark Trust with a view to preserving the property for its heritage? Clerk to investigate.

**18P/037. Date of next meeting** – 8<sup>th</sup> March 2018

**18P/038. Close of meeting** – 9.12pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_