

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 23<sup>rd</sup> August 2018 at 7.30pm

**Present:** Cllrs Kidston (Chair), Collinson, Graves, Morris, Smith and the Clerk

**In attendance:** 2 members of the public

**18P/138. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Mudd (personal), Nicholas (sick), Ward (work) and Wilson (holiday). Cllr Young was absent.

**18P/139. Any Questions from the Public or Press** – None.

**18P/140. To accept Declarations of Interest and Dispensations** – None given.

**18P/141. Minutes** – Minor typos amended. Resolution that the minutes of the Committee meeting held on 9<sup>th</sup> August 2018 be signed as a correct record. **RESOLVED.**

**18P/142. Planning Applications:**

- **S/3172/18/FL** - Change of use and conversion of existing two-storey barn to a residential dwelling (C3) and garage, Church Lane Farm, Church Lane, Cottenham. Standing Orders suspended 7.34pm. Applicant ran through previous reasons for refusal and amendments. Ecology assessment now provided and north end filled in as per comments from Stephen Kelly at SCDC. Proposing to use PV slates. Standing Orders reinstated 7.40pm. CPC recommends approval. **APPROVED.**
- **S/2728/18/FL** - Demolition of B8 Industrial units and erection of 9 residential units, Unit F2, Industrial Estate, Broad Lane, Cottenham. Noted that a different approach taken to the design. Still could be a noise issue and traffic from the industrial estate. Three storey terrace in the middle is overbearing in terms of height and mass and is out of keeping. Drainage - the ditch alongside the site is unadopted and therefore discharging into it will be difficult. Need more evidence that the warehouse was marketed at the correct value and we don't want to lose an employment site (contrary to NP). As per the independent AECOM assessment for the NP, there is no requirement for 4 bedroom properties - smaller 1/2 bedroom houses are required. AECOM also ruled the site out as being suitable for housing. Parking is remote from the properties and we have concerns regarding highway safety. CPC recommend refusal. **REFUSED.**
- **S/2281/18/RM** - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon) (AMENDMENT: See covering letter and change of description). NB: Paperwork not received from SCDC. Drainage – surface water and foul water drainage info lacking and noted condition made by Sustainable Drainage Engineer. Concerns re. lack of permeability of roads and run off to Oakington Road. Affordable housing still clustered and not pepperpotted through the site despite comment by Urban Design Officer. Unhappy with carparking arrangements – still too many fronting properties. Landscaping too dense around edge of site. Query whether the emergency access is viable or deliverable. Police concerns regarding security at the far end of the site haven't been addressed. CPC recommends refusal. **REFUSED.** Recommendation to go to Committee should Officer be minded to approve.
- **S/2081/18/FL** – Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beech Road, Cottenham (AMENDMENT: landscaping). Previous comments still stand. CPC recommends refusal. **REFUSED.**

#### Information Only:

- **S/2897/18/DC** - Discharge of Condition 18 (External Lighting) of Planning Permission S/1952/15/OL, Land at Oakington Road (Bellway)
- **S/2973/18/DC** - Discharge of Conditions 3 (Surface Water Drainage) & 4 (Materials) of Planning Permission S/1130/16/FL, Cambridge Gun Club, Chear Fen Farm, Long Drove, Cottenham
- **S/2972/18/DC** - Discharge of Conditions 3 (Surface Water Drainage) & 4 (Materials) of Planning Permission S/1133/16/FL, Cambridge Gun Club, Chear Fen Farm, Long Drove, Cottenham

**18P/143. County Council Planning Committee** – to consider attendance at Committee meeting on 17<sup>th</sup> September (10am) at SCDC when S/3372/17/CW (Waste recovery facility at Amey) will be discussed – Noted change of location for meeting to Shire Hall. Resolution for Cllr Young to attend the County Planning Committee meeting on 17<sup>th</sup> September to present objection from CPC. Cllrs Collinson and Ward as reserves.

**RESOLVED.**

**18P/144. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 5/18 – issues may have moved to location further down the road. Case 6/16 – noted that works are taking place. 6/18 – work consistently starting before 8am, contrary to conditions. Clerk to contact Enforcement. Clerk outlined new case 11/18.

**18P/145. Date of next meeting** – 6<sup>th</sup> September 2018. Cllr Kidston gave apologies.

**18P/146. Close of meeting** – 8.37pm.

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