

**Cottenham Parish Council  
Planning Minutes**

Held in the Village Hall, Lambs Lane, Cottenham  
On Thursday 3<sup>rd</sup> April 2014 at 7.15

**Present: Cllrs Rowley (Chair), Bolitho, Collier, Collinson, Heydon, Nicholas, Richards and Jo Brook (Clerk)**

**14/111. Any Questions from the Public or Press – Standing orders suspended. Mr Bainbridge, owner of 88 Rampton Road, summarised the long history of planning and the outline permission that was already in place. The footprint of the proposed design is consistent with the outline permission and has taken into account the pre-application advice. There is only one window upstairs and it is some 25m away from Manse Drive, which backs onto the property. It is his opinion that the design is in keeping with the street scene. Mr Young, 84 Rampton Road, spoke against the application. Since 2010 2 applications had been refused. He believes the proposed design is too bit for the plot and it is currently 30% larger than the outline permission. It is also similar to an application which has already been refused. He believes that privacy is an issue. The windows face onto his property and that there is a perceived threat to his security. He disagreed that there weren't any light issues and would like to see a more sophisticated light report carried out. He also stated that the design doesn't fit in between two Edwardian properties and it is visually discordant and out of scale. Furthermore with the property being 3 bedroom/3bathroom there was the potential for multiple occupancy, and that an annexe would better suit the needs of the owners if they require accommodation for an elderly relative as suggested. When Mr Young bought his property the original planning application hadn't been submitted. He distributed a document showing where his windows were which aren't on the plans submitted.**

**14/112. Standing Orders re-instated - Chairman's Introduction and Apologies – SCDC Cllr Harford.**

**14/113. Declarations of Interest** To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting – Cllr Collier declared a non-pecuniary interest in S/0202/14/FL.

**14/114. Planning Applications for consideration**

- S/0202/14/FL – Erection of 3 bedroom detached dwelling following demolition of existing garage, 88 Rampton Road, Cottenham. Cllr Collinson stated that due to the outline permission being grant there is now a principle in place so therefore CPC needed to look at the application as it is. The question is whether it is suitable or not. He didn't think it overlooked the neighbouring property. Cllr Bolitho asked whether the two sets of neighbours had spoken to each other to try to resolve the issues. Mr Bainbridge said that there had initially been consultation but that the relationship had broken down. Mr Young said that there was only discussion after the application had been turned down. Mr Young also said that an annexe would be acceptable to him but Mr Bainbridge stated that his father wouldn't have enough space or independence in an annexe. Cllr Heydon requested clarification as to the location of the front door. It was noted that there were no windows facing no. 84 at ground level and that there were only velux windows on the first floor. Cllr Nicholas thought that although the new property was shoehorned in it didn't seem overbearing to either no. 88 or 84. It was suggested that the glass by the front door should be opaque. Mr Young mentioned case law regarding 22 Rampton Road whereby the Inspector made reference to bulk and scale. Cllr Collinson responded that this site was different since outline permission was already in place. There were discussions regarding whether there was an alternative location for the car to park to reduce possible emissions next to the kitchen window of no. 84. Cllr Nicholas mentioned the location of parking for no. 88 and why this couldn't be mirrored for the new property. Mr Bainbridge said this could be addressed. CPC recommends approval. 3 votes for and 2 against (Cllrs Bolitho and Collinson). Condition proposed of obscure glass to the front door and concern to be mentioned regarding the parking location. The Chair addressed the public to point out that CPC were just consultees and that the final decision would be made by SCDC.
- S/0460/14/FL – Temporary positioning of a portakabin, Chear Fen Farm, Long Drove, Cottenham. The owner has asked for a 5 year period to be put in place although in reality it would probably be

shorter. Cllr Heydon requested that a condition be made that the portakabin is not for residential use. CPC recommends approval. All agreed. Cllr Richards joined the meeting at this point (8.30pm).

- S/0516/14/FL – Erection of dwelling, 46 Denmark Road, Cottenham. Cllr Collinson commented that the application replicated the building that had previously been in there in terms of the one storey/two storey design. Additionally it was thought that the design was very sympathetic and there was no issue with overlooking. CPC recommends approval. All agreed.
- S/0521/14/PA – New agricultural building, Lode Farm, Broad Lane, Cottenham. CPC recommends approval with the condition that the barn be used for agricultural purposes only. All agreed.
- S/0660/14/FL – Erection of a double garage in the front garden of the dwelling, 35 Histon Road, Cottenham. The pre-application advice was read out. CPC recommends approval. All agreed.
- S/0585/14/FL – Single storey front and rear extension and alterations to existing property, 38 Histon Road, Cottenham. CPC recommends approval. All agreed.
- S/0578/14/FL – Ground floor extension to restaurant, 215 High Street, Cottenham. CPC recommends approval. All agreed.
- S/0567/14/FL – Erection of single storey extension to rear and side of dwelling, 27 Broad Lane, Cottenham. CPC recommends approval. All agreed.
- S/0611/FL – Extensions and alterations to garage roof, 44 Denmark Road, Cottenham. CPC recommends approval. All agreed.

**14/115. Close of Meeting – 9.05pm**

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