

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 7th June 2018 at 7.00pm

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

In attendance: 2 residents.

- 18P/093. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Ward (work), Wilson (holiday) and Young (work).
- 18P/094. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 wanted to hear comments on application S/2876/16/OL – has concerns. Resident 2 had similar concerns and wanted to know if anything could be done now permission had been granted. Standing Orders reinstated 7.32pm.
- 18P/095. To accept Declarations of Interest and Dispensations** – Cllr Graves declared an interest in 18P/098 and will leave the meeting during discussion.
- 18P/096. Minutes** – Resolution that the minutes of the Committee meeting held on 17th May 2018 be signed as a correct record. **RESOLVED.**

18P/097. Planning Applications:

Planning Inspectorate Decision:

Approval

- **S/2876/16/OL** - Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham. Item brought forward. Cllr Morris met with John MacMillan and Sara Anderson from County today regarding the application on a without prejudice basis to discuss the best way forward. It is still within the judicial review period so could be challenged if a reason was found. Site is currently still owned by County but they intend to sell it to their development arm This Land. Ideally they wouldn't build along the Les King Wood/Rampton Road and we relax our hold on the 3rd field. Meeting required with This Land representative to discuss further. CPC would like the land up to the houses on Rampton Road for recreational use. County are looking at delaying their consultation on CPS until next year but we'd like the situation resolved asap. Cllr Mudd queried the lease situation; it can only be broken for education purposes. The Inspector was insistent that the replacement land was of equivalent size and brought up to Sport England standards. Standing Orders suspended 7.44pm. Resident 1 asked if there would be concessions for pedestrian access through the Rec. Cllr Morris stated this would be looked at during the reserved matters stage which won't be until approximately September – site still needs to be transferred to This Land. Cllr Morris recommended residents commenting on the Neighbourhood Plan village boundary, too early to comment on the application. Standing Orders reinstated 7.52pm. Resident 2 left the meeting.

Planning applications:

- **S/1776/18/LD** – Lawful development certificate for proposed loft conversion, 49 Rooks Street, Cottenham. Application has already been decided. No comment.
- **S/1941/18/FL** - Replacement and alterations to flat roof. Replacement windows. Installation of rooflights, Community Centre, 250a High Street, Cottenham. Noted that CPC are a tenant and have offered a grant towards this work. Pre-application comments noted. CPC recommends approval. **APPROVED.**
- **S/1953/18/RM** - Application for approval of reserved matters following outline planning permission S/4022/17/OL for a single dwelling in respect of appearance, landscape, layout and appearance, 17 Orchard Close, Cottenham. Cllr Smith declared an interest. Concerns raised regarding overlooking from existing neighbouring properties. Doesn't fit in with the Neighbourhood Plan in terms of being a 4 bedroom property – no requirement. Gravel turning circle/parking area which should be bound to lessen noise. CPC recommends refusal. **REFUSED.** Reasons – density, siting, overlooking.
- **S/1729/18/PN** – Prior notification of agricultural or forestry development for an agricultural building, Fen Bridge Farm, Broad Lane, Cottenham. Application has already been decided. No comment.
- **S/0559/17/OL** – Outline application for up to 6500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and

demolition; with all matters reserved except for the first primary junction from the A10, Waterbeach Barracks and Airfield Site, Waterbeach. Noted that only a passing reference in Chapter 9 to links with Cottenham. Cllr Morris met with County Highways today who are trying to work out a safe cycling route, possibly via Church Lane/Long Drove. Cllr Graves declared an interest (his land may be involved). Concerns raised regarding traffic generation. Considered premature to make a decision on the application until we know what is happening with the A10. Only one access which is onto the Research Park roundabout; this is inadequate. Concerns that traffic heading west would divert through Cottenham. Noted that there is a holding objection from Highways. Surface water treatment inadequate. We support the principle of development of a brownfield site if done properly. CPC recommends refusal. **REFUSED.**

SCDC Decisions:

Withdrawn

- **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

Tree Orders

- **S/1927/18/TC** – T1 - crab Apple: reduce in height by 40% (currently has a tall, thin crown); T2 - 2x Lawson cypress: reduce by 30%; T3 & T4 - Maples: Fell - two smaller Maples either side of the larger Maple T5); T5 - Maple: crown reduction by 20%; T6 - Alder: reduce height by 1.5m - triple stemmed, poor structure; T7 - Walnut: crown reduce by 20% to give more space to the adjacent Koelreuteria; T8 - Bay: reduce crown volume by 40-50%. 6 Lambs Lane, Cottenham. Refer to Tree Officer. Cllr Graves left the meeting at 8.29pm.

18P/098. Consultation – consider response to Cambridgeshire and Peterborough Minerals and Waste Local Plan Preliminary Draft Consultation (by 26 June 2018). Working party formed consisting of Cllrs Morris, Mudd and Smith; they will bring response to next meeting.

18P/099. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 5/16 – need to consider location and type of trees. Matter to be referred to our Tree Wardens to nominate something suitable in terms of size/location. New case raised and awaiting Enforcement comments.

18P/100. Date of next meeting – 21st June 2018

18P/101. Close of meeting – 8.39pm.

Signed _____ (Chair) Date _____