

## Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on **Thursday 8<sup>th</sup> February 2018 at 7.30pm**

Present: Cllrs Mudd (Chair), Collinson, Morris and Ward and the Assistant Clerk

In attendance: 1 member of public

**18P/022. Chairman's Introduction and Apologies** – Cllrs Bolitho (work), Graves (personal), Nicholas (sick), Wilson (holiday) and Young (personal).

**18P/023. Any Questions from the Public or Press** – none received.

**18P/024. To accept Declarations of Interest and Dispensations** – noted that Cllr Graves is joint owner, S/0088/18/CM.

**18P/025. Minutes** – to resolve that the minutes of the Committee meeting held on 25<sup>th</sup> January 2018 be signed as a correct record. Cllr Smith arrived at 7.33pm. Minor amends to 18P/013 and 18P/015. **RESOLVED**

**18P/026. Planning Applications:**

- **S/4548/17/OL** - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, Land at Oakington Road, Cottenham. **AMENDMENT:** Addendum to foul drainage and utilities assessment and travel plan. Concerned that amendments put forward show no improvements to objections previously raised, no further details relating to surface water drainage/flood risk have been submitted, hydraulic assessment predicts significant increase in flooding. Detailed design required to investigate further the existing sewer capacity – no additional flow can be connected without causing serious detriment. Travel plan states walk catchment of the site is a maximum walk distance of 2 km, equivalent to a 25 minute journey; 50 minutes both ways – cars likely to be used instead. CPC recommends refusal. **REFUSED.** If Officer minded to approve we would like the application to go to Committee. Cllr Morris to respond.
- **S/0208/18/FL & S/0209/18/LB** - Proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham. On reflection CPC agree with the SCDC reasons for refusal and their comments override our previous thoughts. CPC recommends refusal. **REFUSED.**
- **S/0172/18/PA** - Prior approval for a proposed change of use of agricultural buildings to two dwellinghouses (Class C3) and for associated operational development, Fenleigh Farm, Smithy Fen, Cottenham. Concerned that application states not in flood zone, EA say flood zone 3. CPC recommends approval. **APPROVED.**
- **S/4359/17/FL** - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 313 High Street, Cottenham. CPC recommends approval, **APPROVED.** Noted that 309 High Street will apply separately as is a listed building .
- **S/0186/18/FL** - Remove the existing 5.5x3m UPVC conservatory, and replace it with a smaller 3.3x3m solid roof extension/garden room, 8 Cundell Drive, Cottenham. CPC recommends approval, **APPROVED**
- **S/4313/17/FL** - The change of use of land to residential with the demolition of the existing building, and construction of a single dwelling, The Orchards, Beach Road, Cottenham. CPC recommends refusal, **REFUSED.** Reasons: site within green belt, conflicts with emerging NP Plan, outside village framework, in open countryside (DP7 GB/1). If Officer minded to approve we would like the application to go to Committee.
- **S/0088/18/CM** - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham. Access statement states HCVs will use haul roads eastwards, with no village through-traffic. HCVs will cross Long Drove to Amey, on to A10 roundabout, estimated 25 trucks per day over a 10-15 year period. Concerns as to where restoration waste will come from and what the waste will contain. CPC recommends refusal, **REFUSED.** If Officer minded to approve CPC would like conditions added that all traffic to and from the site travels via the A10, assurances that non usage be enforced of Twentypence Road and Long Drove (except for crossing), more detailed information required on management of site and types of waste.

**SCDC Decisions:**

**Approvals**

- **S/3013/17/FL** – Lean to extension to a portal framed livestock building, Land to the north of the bungalow, Causeway Farm, Smithy Fen, Cottenham – noted.
- **S/3365/17/FL** – Single storey side extension to replace existing rear conservatory, 13 Bullfinch Way, Cottenham – noted.
- **S/3981/17/FL** – Single storey extension and re-roofing, 9 Dunstal Field, Cottenham – noted.
- **S/3494/17/FL** – Single storey rear extension, 9 Broad Lane, Cottenham – noted.

**HMI Decisions:**

**Approvals**

- **S/1225/17/OL** – New dwelling, Land between 117 & 123 Histon Road, Cottenham – noted.

**Tree Orders:**

- **S/0225/18/TC** - Tree Works to walnut tree in the rear garden as per application, 5 Corbett Street, Cottenham – noted.

- 18P/027. SCDC Local Plan consultation** – consider responding to consultation on main modifications to SCDC Local Plan (by 16<sup>th</sup> February 2018) deferred from previous meeting – Cllr Morris outlined points relevant to Cottenham. Resolution for Cllr Morris to respond with CPC’s endorsement, **RESOLVED**.
- 18P/028. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 5/16 – tree planting day? YES. Case 6/16 – Clerk and Cllr Morris have met with Conservation and Enforcement Officers; aerial surveys show no imminent danger to public; to improve/reduce any further deterioration s215 Notice to be executed. Cllr Collinson thanked Cllr Morris and Clerk, but still nebulous – no dates given. Case 9/16 – can be removed (being dealt with by company involved). Case 1/18 Cllr Morris to update on 9<sup>th</sup> February. Case 5/17 update expected from Enforcement mid-March.
- 18P/029. Date of next meeting** – 22<sup>nd</sup> February 2018
- 18P/030. Close of meeting** – 9.07pm

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