

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 9th November 2017 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Nicholas, Smith, Wilson and the Clerk

17P/197. Chairman's Introduction and Apologies – Cllr Smith was welcomed to the Committee. Apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Young (personal). Cllr Ward arrived at 7.31pm.

17P/198. Any Questions from the Public or Press – Standing orders to be suspended – none present.

17P/199. To accept Declarations of Interest and Dispensations – Cllr Smith declared an Interest in item 17P/201 (S/3615/17/RM).

17P/200. Minutes – Resolution that the minutes of the Committee meeting held on 19th October 2017 be signed as a correct record. **RESOLVED.**

17P/201. Planning Applications:

- **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. Affordable housing all in two segments and should perhaps be more spaced out. Street surfaces are a concern; need to ensure that they are adoptable by County Highways. Pleased about the affordable housing, shared ownership/rent. Designs are very uniform and more variety is required – a bit too monotone (all buff bricks, grey roofs). Flood risk assessment requires significant attenuation and no surface drainage report is provided so the application should not be determined. No information about run off into Oakington Road ditch. Generally there is a good space between The Rowells and the development however concerned that plot 27 is very close to No. 6 The Rowells -ensure obscure glass to upstairs facing windows. Plot 50 – concerns regarding upstairs windows overlooking Greytiles and general proximity. Concerned about the number of trees and future maintenance of Public Open Space. Not enough information provided regarding badger run. Is the housing mix right for Cottenham? Our recent AECOM housing needs assessment implies there is a relative shortage of 3 bed semis. CPC recommends approval subject to comments. **APPROVED.**
- **S/3365/17/FL** – Single storey side extension to replace existing rear conservatory, 13 Bullfinch Way, Cottenham. Concerns raised about the proximity of the wall to the pavement. CPC recommends approval. **APPROVED.**
- **S/3607/17/FL & S/3608/17/LB** – Rear first floor extension and an addition to create a link from the main house to the existing annexe, 87 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **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. CPC recommends approval. **APPROVED.**
- **S/3434/17/LB** - Extension to existing lean-to shed, brick and ceiling repairs to the existing lean-to shed, 309 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3691/17/FL & S/2807/17/LB** - Re-building of single storey side extension to enlarged footprint, The Old Rectory, 2 High Street, Cottenham. Bi-folds seem inappropriate, rooflight not appropriate (9.11), triangular end windows not appropriate (9.33). Not sympathetic to the existing building. Contrary to PPG15 3.13 and 4.10. CPC recommends refusal. **REFUSED.**
- **S/3796/17/FL** – Proposed dwelling, Haelan Feld Farm, Twenty Pence Road, Cottenham. Site is outside the village framework. Proposal is contrary to DP/7, HG/6, 7, 8 and 9. CPC recommends refusal. **REFUSED.**
- **S/3385/17/FL** – Proposed re-roofing works to existing conservatory, single roof light, with external piers to support roof, 69 Lambs Lane, Cottenham. **AMENDMENT:** Alteration to design of side elevation. Cllr Morris declared an Interest in the application. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/3647/17/TC** – Holly (T1) - Crown reduce approximately 15-20% to give a more uniform crown shape. Crown lift to 3m - Strip out Ivy and remove deadwood - Thin out conflicting and crossing

branches. Sever Passion Flower and remove from crown, 85 Rooks Street, Cottenham. **APPROVED** subject to Trees Officer comments.

- **S/3686/17/TC** - Weeping Ash in centre - reduce weight by shortening damaged limb within 1m of guard top, The Pond, High Street, Cottenham. **APPROVED** subject to Trees Officer comments.
- **S/3706/17/TC** - 1. 2no Yew trees on frontage left hand side of driveway - reduce spread over driveway and path to front by approximately 1.5m, crown lift to approximately 3m, remove ivy and clean out crown 2. Holly - remove ivy and prune to clear house by approximately 2m, clean out crown 3. Viburnum tinus left hand side of driveway - crown reduce by approximately 20% to reduce size and shape 4. 5no small Holly trees - fell to ground level and treat stumps to prevent re-growth 5. Pleached Hornbeam hedge on left hand boundary - trim top and both sides, remove low hanging growth but retain low screen (do not raise crown) 6. Chinese Privet tree in left hand rear corner - crown reduce by approximately 30% 7. Leaning pollarded Elm on left hand boundary - sectionally dismantle to ground level 8. Beech in centre of rear garden - crown thin by 20-25% and clean out crown 9. Climber on back of house - reduce height to bottom of first floor windows, 343 High Street, Cottenham. **APPROVED** subject to Trees Officer comments.
- **S/3718/17/TC** - 1. Ash - crown reduce by 4-5m and remove dead wood and epicormics 2. Lime on right hand side - crown thin 35% and prune to clear Hawthorn 3. Juniper - fell and grind stump, 328 High Street, Cottenham. **APPROVED** subject to Trees Officer comments.

SCDC Decisions

Approvals:

- **S/3110/17/PA** – Prior approval for a proposed single storey rear extension, 59 Coolidge Gardens, Cottenham
- **S/3004/17/FL** - Creation of a vehicle recovery depot including the erection of a portable office and portable building for vehicle inspection and storage, Dickerson Industrial Site, Ely Road, Landbeach

Refused:

- **S/3018/17/LB** - Internal alterations to form bathroom and alterations to existing internal doorways along with insertion of rooflight to new bathroom, 193 High Street, Cottenham
- **S/3238/17/FL** - Proposed demolition of existing outbuildings and erection of 1No detached dwelling, Cambridge Alpine, Histon Road, Cottenham

- 17P/202. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk reported that despite emailing Enforcement Officer for updates. no response has been received. Case 2/16 – Clerk to respond. Check if Highways Officer has comments. Case 6/16 – Cllr Morris following up with Trovina Monteiro and Conservation Officer is coming to take a look. Case 4/16 – noted that membrane is now in situ but work has stopped. Case 8/17 – wall now removed.
- 17P/203. Planning Appeal (Land between 117 & 123, Histon Road, Cottenham)** – consider making comments or modifying or withdrawing previous comments in relation to application S/1225/17/OL – Noted. No amends.
- 17P/204. Planning Appeal (40 Telegraph Street, Cottenham)** – consider withdrawing previous comments in relation to application S/1857/17/FL – Noted. No amends.
- 17P/205. Fly tipping** – Consider working party to visit Setchell Drove area with resident(s) with a view to working with other authorities to get the area to an acceptable standard – Item deferred pending SCDC removal of waste. Clerk to check that it has been reported.
- 17P/206. Date of next meeting** – 23rd November 2017
- 17P/207. Close of meeting** – 9.36pm.

Signed _____ (Chair) Date _____