

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**18<sup>th</sup> May 2017**

## 17P/091. Minutes



### DRAFT Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 4<sup>th</sup> May 2017 at 7.30pm

**Present:** Cllrs Morris (Chair), Collinson, McCarthy, Nicholas, Ward, Wilson and the Clerk

**17P/079. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Graves (personal), Mudd (sickness), Young (work).

**17P/080. Any Questions from the Public or Press – Standing orders to be suspended** – none present.

**17P/081. To accept Declarations of Interest and Dispensations** – *i. To receive disclosures of pecuniary & non-pecuniary interests from Councillors on matters to be considered at the meeting. ii. To receive written requests for dispensation. iii. To grant requests for dispensation as appropriate. (NB this does not preclude any later declarations).* None received.

**17P/082. Minutes** – Resolution that the minutes of the Committee meeting held on 20<sup>th</sup> April 2017 be signed as a correct record. **RESOLVED.**

**17P/083. Planning Applications:**

- **S/1225/17/OL** – New single storey dwelling, Land between 117 & 123, Histon Road, Cottenham. Development is in the greenbelt and outside the village framework. Contrary to DP/1 3.2. CPC recommends refusal. **REFUSED.**
- **S/0542/17/LD** - Lawful development certificate for proposed dormer roof at rear and a single storey side extension at rear, 45, Rooks Street, Cottenham. Noted. CPC recommends approval. **APPROVED.**
- **S/1441/17/FL** – Single storey rear extension, 20 Lyles Road, Cottenham. CPC recommends approval. **APPROVED.**

**HM Inspectorate Decisions:**

**Dismissed**

- **S/1723/16/FL** – Demolition of B8 industrial unit and erection of 9 residential dwellings, Unit F, Broad Lane, Cottenham

**17P/084. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk to chase works on case 6/16. Case 2/16 – Clerk to add date of when 12 month completion assurance was given.

**17P/085. Date of next meeting** – 18<sup>th</sup> May 2017. Cllr Ward gave apologies in advance.

**17P/086. Close of meeting** – 7.55pm.

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

## **17P/092. Planning Applications:**

### **For consideration:**

- [S/1469/17/FL](#) – All weather surface equestrian riding arena, Paddock, Church Lane, Cottenham
- [S/1547/17/FL](#) – Proposed external brick cladding, side extension and front porch, Western Holme Bungalow, Smithy Fen Engine Drove, Cottenham
- [S/1509/17/FL](#) & S1510/17/LB - Renovate Dilapidated materials on first and second floor of existing 3 storey residential listed building also extension to existing garage, 120, High Street
- [S/1590/17/FL](#) – Single storey extension to front of house, 13 Pelham Way, Cottenham

### **SCDC Decisions**

#### **Approvals:**

- [S/0634/17/VC](#) - Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham
- [S/0805/17/LD](#) – Proposed single storey rear extension, 33 Bulfinch Way, Cottenham
- [S/0836/17/FL](#) - Proposed two storey rear extension to form open plan kitchen/dining/family area with bedroom over, 242 High Street, Cottenham
- [S/0077/17/FL](#) - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham

#### **Withdrawn:**

- [S/0745/17/LB](#) - Repairing and upgrading the property, 307, High Street, Cottenham

## 17P/094. Local Plan Consultation & Examination

Following receipt of a letter from the Inspector on 30th March and the council's response of 10th April, there has now been a further exchange of correspondence with the Examination Inspectors regarding the new Gypsy and Traveller Accommodation Needs Assessment (2016) and the Further Modifications to the Local Plan arising from it. These letters have now been published on the Council's website ([www.scambs.gov.uk/examination-correspondence-with-inspector](http://www.scambs.gov.uk/examination-correspondence-with-inspector)).

- Letter from the Inspectors to Cambridge City Council regarding Gypsy & Traveller Accommodation Assessment (24 April 2017) (RD/GEN/460)
- Letter from the Inspectors to South Cambridgeshire District Council regarding Gypsy & Traveller Accommodation Assessment (24 April 2017) (RD/GEN/470)
- Letter from South Cambridgeshire District Council to the Inspectors regarding Gypsy & Traveller Accommodation Assessment (3 May 2017) (RD/GEN/480)
- Letter from the Inspectors to South Cambridgeshire District Council regarding Gypsy & Traveller Accommodation Assessment (3 May 2017) (RD/GEN/490)

As described in the letters, and as requested by the Inspector, representatives to the relevant Local Plan policies regarding Gypsy and Traveller accommodation and other relevant organisations, to assist the Inspectors in preparing their matters and Issues for the Examination, have been written to and invited to provide any comments on the new Gypsy and Traveller Accommodation Needs Assessment and the council's proposed modifications to the Local Plan arising from it. The responses received will be provided to the Inspector.

Dear Sir/Madam

### **Invitation to provide comment on Gypsy and Traveller Accommodation Assessment and the Councils' proposed modifications to the submitted Local Plans arising from it**

The Local Plan Inspector has asked the Councils to invite comment on the new Gypsy and Traveller Accommodation Needs Assessment (GTANA 2016) together with the modifications proposed by the Councils arising from it, from those who represent the interests of Gypsies and Travellers and those who made representations in relation to policies regarding Gypsy and Traveller site provision on the South Cambridgeshire Proposed Submission Local Plan 2013 (Policies H/18 to H/21), and the Cambridge Proposed Submission Local Plan 2013 (Policy 49). The new evidence and the Councils' proposed modifications were prepared in response to updated national planning guidance since the Local Plans were submitted for examination in 2014.

In 2016 the Councils, in partnership with 6 other Local Authorities, commissioned a new Gypsy and Traveller Accommodation Needs Assessment ("the GTANA") which took account of the Government's revisions to national planning policy through its 'Planning Policy For Travellers' in 2015, which was published after the Local Plan had been submitted for examination.

The Inspector wrote to the Councils on 3 May 2017 advising that the consultation exercise should offer those consulted the opportunity to provide their views and / or concerns in relation to the new evidence (the GTANA 2016) and the proposed policy response to that new evidence (the proposed modifications) in order that they can inform the Inspector's preparation of Matters and Issues; and can be addressed in written statements and in discussion in response to those matters and issues at the forthcoming

examination hearing. This followed an exchange of letters between the Councils and the Inspector since 30 March 2017.

Please provide any comments you wish to make in response to the Inspector's request in writing to the Councils **by end of Wednesday 31 May 2017**. Please can you ensure you provide your name, address, phone number, and email (if available), and if appropriate your representation number(s) with your comments.

A list of relevant documents is included at the end of this email. The proposed modifications to the Gypsy and Traveller policies for both plans are enclosed / attached for convenience. The GTANA 2016 and proposed modifications, as well as all other relevant documents, can be viewed on the Councils' websites: <https://www.scambs.gov.uk/services/emerging-local-plan> and <https://www.cambridge.gov.uk/local-plan-review>.

For your information, the Inspector has published a new hearings programme that confirms that the joint hearing into Matter 10: Gypsy and Traveller issues will now be held on 18 July 2017 (moved from 6 July 2017) and invited participants are listed in the programme. It is anticipated that the Inspector's Matters and Issues for the hearing will be published soon after the deadline for comments on the needs assessment and proposed modifications. The Inspector's deadline for submitting statements addressing the Matters and Issues is set out in the new programme as 4 July. Any queries in relation to the examination hearing should be directed to the Programme Officer, Gloria Alexander.

If we can assist further please contact the South Cambridgeshire Planning Policy Team on 01954 713183, or the Cambridge Planning Policy Team on 01223 457371.

Yours faithfully

**Stephen Kelly**

Joint Director for Planning and Economic Development

## 17P/095. Local Plan hearing

1. A revised [Hearings Programme \(version 21, 2 May 2017\)](#) has been published giving details, including dates on all the future hearings blocks for both the Cambridge Local Plan and South Cambridgeshire Local Plan examinations. This hearings programme amends the dates on which some Matters in June and July 2017 will be considered (when compared to previous versions of the hearings programme). It is published on our website: [www.scambs.gov.uk/local-plan-examination](http://www.scambs.gov.uk/local-plan-examination).

2. Inspectors' Matters and Issues for Matter SC9 (Land North of A428, Cambourne) and Matter M11 (Joint Omission Sites in the Green Belt on the edge of Cambridge) have also been published. The Inspectors have revised the Matters and Issues for Matter SC1 [Development Frameworks, strategy for the rural area and the omission sites]. These matters and issues are available on the website link (above).

3. The next block of the South Cambridgeshire specific hearings will be held by the Inspector at South Cambridgeshire District Council in June 2017. South Cambridgeshire specific hearing sessions relating to the strategy for the rural area (Matter SC1 Development Frameworks and omission sites in the villages) will take place at South Cambridgeshire District Hall between **6 and 15 June 2017**. Omission sites are sites put forward by objectors who are seeking the inclusion of their site in the Local Plan. The hearing will consider:

- **Tuesday 6 June** – strategy for the rural area including policies for Development Frameworks, (Chapter 2, Policies S/7 to S/11, and H1- alternatives in the villages) and omission sites in the villages.
  - 1.1 General Policy Issues, policies S/7, S/8, S/9, S/10
  - 1.2B Cottenham
  - 1.2C Gt Shelford and Stapleford
  - 1.2D Histon and ImpingtonThe hearing will be in the Chamber starting at 10am.  
The hearing will resume in the Chamber at 2pm.
- **Wednesday 7 June** – strategy for the rural area.
  - 1.2E Sawston
  - 1.3A Bassingbourn
  - 1.3B Comberton
  - 1.3C Fulbourn
  - 1.3D GamlingayThe hearing will be in the Swansley Room starting at 10am.  
The hearing will resume in the Swansley Room at 2pm.
- **Thursday 8 June** – strategy for the rural area.

The hearing will be in the Chamber starting at 10am for the following:

  - 1.3E Girton
  - 1.3F Linton
  - 1.3H Papworth Everard

The hearing will resume in the Chamber starting at 2pm for the following:

  - 1.3I Swavesey
  - 1.3J Waterbeach
  - 1.3K Willingham
- **Tuesday 13 June** – strategy for the rural area including policies for Development Frameworks, (Chapter 2, Policies S/7 to S/11, and H1- alternatives in the villages) and omission sites in the villages.

The hearing will be in the Chamber starting at 10am for the following:

- 1.4A Barrington
- 1.4B Dry Drayton
- 1.4C Duxford
- 1.4F Fowlmere

The hearing will resume in the Chamber starting at 2pm for the following:

- 1.4G Foxton
- 1.4H Gt and Little Abingtons
- 1.4J Hardwick
- 1.4K Harston

- **Wednesday 14 June** – strategy for the rural area.

The hearing will be in the Chamber starting at 10am for the following:

- 1.4L Hauxton
- 1.4M Highfields Caldecote
- 1.4O Meldreth
- 1.4R Over

The hearing will resume in the Chamber starting at 2pm for the following:

- 1.5A Babraham
- 1.5B Croxton
- 1.5C Graveley
- 1.5D Horningsea

- **Thursday 15 June** – strategy for the rural area.

- 1.5E Ickleton
- 1.5H Little Gransden
- 1.5I Pampisford
- 1.5J Toft

The hearing will be in the Monkfield Room starting at 10am.

The hearing will resume in the Monkfield Room at 2pm if required.

4. The Planning Policy team is preparing South Cambridgeshire District Council's written statement response to Matter SC1. This will be submitted next week on Monday 8<sup>th</sup> May 2017. The council's written statement will point the Inspector to the evidence documents that set out how the council have considered the objections to the emerging plan and why no changes need to be made to the emerging plan to make it 'sound'. All the statements submitted will be published on the website when they are provided to the Council by the Programme Officer.

5. The hearings are a technical process where officers represent the Council and defend the submitted Local Plan. The participants that the Inspector invites to take part are those who objected to the emerging Local Plan back in 2013 (and who asked to appear at the hearings) and Council officers. There is not an opportunity for parish councils to speak at the hearing, unless as an invited participant but parish councils can of course come and observe the hearings.

6. Further information about the examination can be published at any time and you are advised to regularly check for updates if you have an interest in future hearings. You can follow progress with the examination on the Council's website:

[www.scambs.gov.uk/local-plan-examination](http://www.scambs.gov.uk/local-plan-examination).

## 17P/096. Reports

### Neighbourhood Plan

The draft Pre-submission plan was launched at the Annual Parish Meeting and is hosted on the Parish Council website.

A formal consultation on the draft has been announced; the consultation is open until 30<sup>th</sup> June 2017  
Formal invitations to comment on the draft have been sent out (apologies if you receive more than one!)

Site assessment and Heritage assessment studies are under way by AECOM and will inform the later “submission version” – the next stage, hosted by SCDC.

Some consultation events are being arranged.

### Speculative developments

SCDC’s Planning Committee decided almost unanimously to defer discussion of the **Persimmon** application.

There was:

- a) considerable discomfort that the Officer “rebuttal” of our heritage assertions were complex and only presented orally at the 11<sup>th</sup> hour, so there had been no opportunity for members to absorb the information or for the public to be given sight of it before the meeting;
- b) awareness that the “23<sup>rd</sup> March” conditional approval (including the roundabout and heritage implications) is still pending determination as no s106 has yet been signed, no planning decision issued nor has the subsequent 6-week period in which we could initiate a Judicial Review even begun;
- c) knowledge that the determination date for Persimmon is not until 31<sup>st</sup> July.

The Parish Council has taken up the Inspector’s invitation for us to request “Rule 6” status at the **Gladman** Planning Inquiry when it resumes in September; that will allow us to present, defend and challenge the evidence. We will shortly consider, after taking legal advice, whether or not to request a Judicial Review of the SCDC “23<sup>rd</sup> March” Gladman decision.

The **County Council** application has not yet rounded the last corner before appearing at SCDC Planning Committee. It is crippled by the Persimmon decision.

Not forgetting **Endurance Estates**, who have outline approval to build up to 50 houses off Oakington Road and until November 2019 to submit a “reserved matters” application to get full permission.