

AGENDA REPORTS PACK

PLANNING COMMITTEE

18th October 2018

18P/182. Minutes.

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Rec Ground, Cottenham on Thursday 4th October 2018 at 7.30pm

Present: Cllrs Kidston (Chair), Collinson, Morris, Ward, Wilson and the Clerk

18P/166. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work), Graves (work), Mudd (sick), Nicholas (sick), Smith (work). Cllr Young arrived at 7.31pm.

18P/167. Any Questions from the Public or Press – None present.

18P/168. To accept Declarations of Interest and Dispensations – None given.

18P/169. Minutes – Resolution that the minutes of the Committee meeting held on 20th September 2018 be signed as a correct record. **RESOLVED.**

18P/170. Planning Applications:

- **S/3461/18/RM** - Proposed internal renovations, external front and rear facade redressed in insulation & brickwork, rear to be insulated & rendered. New roof configuration with dormer to rear in standing seam zinc, 45 Telegraph Street, Cottenham. Important for brick to match as much as possible. CPC recommends approval. **APPROVED.**
- **S/3409/18/VC** - Variation of Condition 4 (wording of obscured glazing window condition) of planning consent S/2015/18/FL for two storey and single storey rear extension, Braemar, 150, Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3383/18/FL** – Single storey rear extension, 7 Harlestons Road, Cottenham. Noted that the applicant is a CPC contractor. CPC recommends approval. **APPROVED.**
- **S/3244/18/PA** – Prior approval for single dwelling, Barn 1, Land Adj, Setbroad Farm, Oakington Road, Cottenham. Lack of information to meet policy H/17. CPC recommends refusal. **REFUSED.**
- **S/3054/18/OL** - Outline Planning Application for Residential Dwelling with all Matters Reserved except for access, Land to rear of numbers 62 and 64 Histon Road, 64 Histon Road, Cottenham. Query whether the site is partially in the greenbelt and it is certainly adjacent. Noted neighbour comment that gardens regularly flood and that there is a water course running through the middle of the plots. There is a lack of safe vehicular access and loss to neighbour amenity. Contrary to policy H/16. CPC recommends refusal. **REFUSED.**
- **S/3578/18/PA** - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Haelan Feld, Twenty Pence Road, Cottenham. Site is in zone 2 and therefore a flood risk. CPC recommends refusal. **REFUSED.**
- **S/3140/18/FL** - Erection of two storey side extension and change of use of scrub land to residential, 8 The Dunnocks, Cottenham. There is a no information regarding the ditch running alongside the scrubland which ensures the safe passage of surface water from the High Street/Watsons Yard to the Moat area and this may need culverting measures. Currently this ditch hasn't been maintained by the owners. Additionally we are concerned about the loss of biodiversity and no species scoping study has been undertaken. The scrubland was noted in 2015 to have badgers on the site (see application S/1707/15/FL which then owned the site). That application also mentioned archaeology on the site and again no study has been undertaken. We strongly endorse the pre-application comment that only the space necessary applied for to become residential curtilage. CPC recommends refusal. **REFUSED.**

SCDC Decisions – approvals

- **S/2081/18/FL** – Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beach Road, Cottenham

- **S/2702/18/FL** - To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Fields, Lambs Lane, Cottenham

Refusals

- **S/2711/18/FL** - Retrospective- Single storey side extension and double garage. Single storey rear extension with link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twentypence Road, Cottenham

For information only

- **S/3337/18/DC** – Discharge of Condition 17 (Renewable Energy) of Planning Application S1952/15/OL, Land at Oakington Road, (Bellway)

County Council Decisions – refusal

- **S/3372/17/CW** - Application for the construction and development of a Waste Recovery Facility, Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach

- 18P/171. Joint Minerals & Waste Local Plan** – consider suggested Cottenham sites put forward by 31st October 2018 – Cllr Collinson raised concerns about the site to west of the B1049 which goes up to the river so could affect wildlife. Transfer of materials off-site should not be allowed to impinge on the B1049 through Cottenham. Cllr Morris noted a possible risk to Car Dyke which runs close to the site so needs to be treated sensitively. Resolution to submit comments. **RESOLVED.**
- 18P/172. Waterbeach New Town SPD** – consider response to consultation by 26th October – Cllr Kidston noted very sparse information regarding how the development relates to Cottenham and there is a lack of connectivity. Wider impact on neighbouring villages needs to be taken into account. Resolution to respond noting lack of connectivity to Cottenham. **RESOLVED.**
- 18P/173. Appeal: land adj to 236 Histon Road** – consider written response to appeal by 22nd October – Previous comments still stand. Since the original application the Local Plan has been adopted so there's no justification to go outside the current policies. Resolution to respond with additional comment. **RESOLVED.**
- 18P/174. Appeal: land off Beach Road (Manor Oak)** – consider written response to appeal by 22nd October – Previous comments still stand. Since then the Local Plan has been adopted and SCDC have a 5 year land housing supply. There is no apparent special case for this site. Furthermore it is protected by a system of ditches which aren't maintained but are critical to Cottenham's drainage. Resolution to respond with further comments. **RESOLVED.**
- 18P/175. SCDC Planning Committee** – consider attendance at meeting on 10th October in relation to any Cottenham items on the agenda – No Cottenham items on agenda.
- 18P/176. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 5/16: trees will be planted at the end of November. Case 5/18: gate progressing (CPC will need to approve). A further flytipping report has come in late today. Case 11/18: issues with scaffolding which are being dealt with by Streetworks. Case 9/18: A report has been made to the EA and an enforcement letter being sent. Case 2/16: appreciate the works that have been done. Resolution to close the case. **RESOLVED.**
- 18P/177. Date of next meeting** – 18th October 2018. Cllrs Wilson (meeting) and Ward (holiday) gave apologies.
- 18P/178. Close of meeting** – 9.04pm

Signed _____ (Chair) Date _____

18P/183. Planning Applications

- [S/3555/18/LD](#) – Lawful development certificate for proposed garage, 150 Histon Road, Cottenham
- [S/3749/18/VC](#) - Variation of conditions 2 (approved plans) and 3 (seasonal use) of planning consent S/2420/13/VC for variation of condition 2 of application S/0461/12/VC (Second application), Chittering Park, Ely Road, Chittering
- [S/3714/18/FL](#) - Single storey rear and side extension and conversion of garage, 1 The Rowells, Cottenham

SCDC Decisions – approvals

- [S/2935/18/FL](#) – Single storey rear extension, 58 Lyles Road, Cottenham
- [S/1890/18/FL](#) - Erection of external racking systems and formation of parking and loading areas, 50 High Street, Cottenham

For information only

- [S/3645/18/DC](#) – Discharge of Conditions of 29 (Travel Plan) of planning permission S/1952/15/OL, Land at Oakington Road, (Bellway)

Tree Orders

- [S/3696/18/TC](#) – 1) reduce 3 yew trees by one third of total tree (not just the crown) 2) reduce 2 walnut trees by one third of total tree (not just crown) 3) reduce one holly tree by third of total tree (not just the crown) It is now nearly 4 years since these trees were reduced and they have grown exuberantly in that time, once again impacting on our neighbours barn and overwhelming the garden, 309 High Street, Cottenham
- [S/3786/18/TC](#) - 1) The largest tree might be an ornamental Alder but I am not sure. It's about 30 feet tall and has several dead and dying branches that we need to remove. 2) The second smaller tree is perhaps 12 to 15 feet tall and I guess it's an ornamental Cherry tree. We want to trim the tops off the longer and over-grown branches so it has a better shape. 3) The last tree is round and ornamental and I'm told we've allowed it to become too big. We need to reduce the size (but keep the shape) to make space for repairing and replacing our falling-down garden fence, 232 High Street, Cottenham

18P/185. CCC Statement of Community Involvement

Dear Sir / Madam,

I am writing to consult you on the draft Statement of Community Involvement that has been prepared by Cambridgeshire County Council.

The County Council has a duty to prepare a Statement of Community Involvement (SCI). This document sets out how and when the Council will consult with people and organisations, and how you can get involved in the land use planning processes undertaken by the County Council. This includes the process of preparing new planning policy (local plans and supplementary planning documents); the local enforcement plan; and the consideration of planning applications.

The Council is required to review its SCI every five years; and a new draft SCI (found on the link below and attached for your convenience) has been published for public consultation. This consultation will run from 1 October to 12 November

2018. <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/emerging-cambridgeshire-statement-of-community-involvement/>

The SCI can also be viewed at Shire Hall, Cambridge (please call 01223 715518 to arrange to view it).

You are invited to comment on the draft SCI during this period. Please reply by emailing your response to: planningdc@cambridgeshire.gov.uk

Or send your comments to:
County Planning, Minerals and Waste Team
Box SH1315
Cambridgeshire County Council
Shire Hall, Castle Hill
Cambridge
CB3 0AP.

Following this consultation all the responses received will be considered and the SCI will be amended as appropriate. It is anticipated that the new SCI will be approved in early 2019.

If you have any further queries contact me.

Kind regards,

Ann Barnes
Principal Planning Officer
Place & Economy
Cambridgeshire County Council
SH1315, Shire Hall,
Cambridge CB3 0AP

18P/186. Histon Neighbourhood Plan

Dear Consultee

Cottenham Parish Council

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, Histon & Impington Parish Council is undertaking a Pre-Submission Consultation on the Histon & Impington Neighbourhood Plan (HINP). As a body that we are required to consult, we are hereby seeking your views on the Draft HINP.

The plan can be viewed here: www.hiplan.net

A hard copy can be provided on request.

The pre-submission consultation runs for a period of six weeks from Monday 1st October. The closing date for representations is Friday 16th November at 23.59. Representations can either be emailed to Angela Young at ourplan@hisimp.net

Or sent to:

Histon & Impington Parish Council
The Parish Office
Histon & Impington Recreation Ground
New Road
Impington
Cambridgeshire
CB24 9LU

Yours sincerely

Angela Young
Clerk to Histon & Impington Parish Council

18P/187. Camb Bed Rail Road East/West Rail Link

Dear Parish Clerk,

In July we asked you and all the other SCDC Parish Clerks North and West of Cambridge to kindly pass our invitation to your Chairmen or representatives to attend pathfinder presentations about Cam Bed Rail Road's Proposal. It is for the best route for the East West Rail link from Bedford to Cambridge. Big thanks to the 85 Parish Chairmen and SCDC Councillors who attended those. That led on to 17 more presentations to groups of parishes throughout South Cambs, receiving widespread support and extensive press coverage. **The purpose of this message is to update you and your community and to ask if you would kindly inform your parishioners by way of email, social media, parish notice boards, website or magazine as follows, and encourage those in agreement with CBRR to sign our petition as a matter of urgency:**

CamBedRailRoad Update. The Common sense route that goes where people want to go

CamBedRailRoad continue to promote their proposal energetically for an Oxford to Cambridge railway route following the A421 east from Bedford, along the Expressway link from Black Cat to Caxton Gibbet, along the A 428 and A 14 into Cambridge North, Central and Addenbrookes. New stations proposed at Bedford South, Barford Parkway, Cambourne Parkway and Northstowe.

If you agree that CBRR's proposal should be considered by decision makers then please sign our [PETITION](#) ASAP (or login to www.cambedrailroad.org/support-us and scroll down to Petition)

To update you, we have now:

- Given Presentations to 17 groups of Parishes throughout the District, attended by over 800 concerned residents, as well as to MPs, District, City and County Councillors, Planners and Employers, with near unanimous support
- Had a very constructive meeting with the East West Rail Company
- www.cambedrailroad.org website launched, please visit
- [CBRR Facebook Group](#) and [CBRR Twitter Page](#) Social Media Campaign, please follow
- [CBRR JustGiving Page](#) to help the cause, please Give
- www.cambedrailroad.org/resources, campaign via Press, TV and Radio, please read
- Provided EWR with the full details of our proposal so that they can evaluate equally with other route options
- Petition launched to Secretary of State for Transport to ensure that the CBRR route proposal is fully and fairly considered. **Please read the Petition and to sign if you support it, at [PETITION](#) or go to www.cambedrailroad.org/support-us and scroll down to PETITION. PLEASE SIGN ASAP, This is very important, your voice counts.**

CBRR makes sense, please support and spread the word. For more info email info@cambedrailroad.org.

Many thanks,

The CBRR Team

18P/187. Appeal: 2 Lake View, The Lakes

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Site Address: 2 Lake View, The Lakes, Twentypence Road, Cottenham, Cambridge, Cambridgeshire, CB24 8PP

Description of development: Single and two storey front extension, internal alterations and changes to rear doors and windows.

Application reference: S/1262/18/FL

Applicant: Mr & Mrs Jonathon Dean

Appeal reference: APP/W0530/D/18/3210038

Appeal start date: 03 October 2018

An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The Decision of the Planning Application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within 4 weeks of the appeal start date. You can do this by emailing NSI.HAS@pins.gsi.gov.uk. If you do not have access to the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate
Room 3E
Temple Quay House
2 The Square, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the GOV.UK website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the GOV.UK Website at <https://acp.planninginspectorate.gov.uk> or at South Cambridgeshire Hall, Cambourne between 08:30 and 17:00 Monday to Friday.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on the GOV.UK Website.

Yours faithfully,

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire