

AGENDA REPORTS PACK

PLANNING COMMITTEE

19th April 2018

18P/067. Minutes

DRAFT Planning Committee Meeting Minutes

Held in the Village Hall, Recreation Ground, Cottenham on Thursday 5th April 2018 at 7.30pm

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

In attendance: 3 members of the public

- 18P/055. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Mudd (holiday), Wilson (holiday) and Young (holiday).
- 18P/056. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 interested in item S/1034/18/VC. Standing Orders reinstated 7.32pm.
- 18P/057. To accept Declarations of Interest and Dispensations** – Cllr Morris declared an other interest in item S/0891/18/FL.
- 18P/058. Minutes** – Minor amend made to those present. Resolution that the minutes of the Committee meeting held on 22nd March 2018 be signed as a correct record. **RESOLVED.**
- 18P/059. Planning Applications:**
- **S/0891/18/FL** - Erection of single dwelling house incorporating previously approved highway alterations, Land to the rear of No 316 High Street, Cottenham. Standing Orders suspended 7.39pm. Resident 2 queried the location of the conservation area. Noted that it cuts through the property (approx 2/3rd is in the conservation area but not very visible). Standing Orders reinstated 7.43pm. Infill site in the conservation area, in the garden of a listed building and neighbouring property also listed. Concerns raised that now the garage had been moved, there was a full height gable closer to no. 34 Pelham Close (bungalow behind site) and that there was a window which may overlook. Standing Orders suspended 7.52pm. Resident 2 stated that he didn't believe the gable to be a problem and that he was happy with the change to the garage location. Standing Orders reinstated 7.54pm. Cllr Graves queried whether the resin bound gravel was permeable and that no water should be directed onto the High Street. CPC recommends approval. **APPROVED** subject to suitable drainage conditions.
 - **S/1034/18/VC** - Variation of Condition 2 attached to planning permission S/2505/87/F to allow occupation of dwelling without agricultural tie, 100, Histon Road, Cottenham. Property not viable as an agricultural operation. Standing Orders suspended 8.01pm. Resident 1 stated that the agents were only aware of the outline application because the full application went missing for several months at SCDC. Standing Orders reinstated 8.02pm. CPC recommends approval. **APPROVED.** Standing Orders suspended 8.03pm. As an aside, resident 3 warned of drainage problems from new developments whereby they are draining into IDB drains without permission. Standing Orders reinstated 8.04pm.
 - **S/0907/18/RM** - Reserved Matters application for 126 dwellings and associated works following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works, land at Oakington Road, Cottenham (Persimmon). Paperwork not received from SCDC. Cllr Graves had read through the drainage documents and raised strong concerns. Water will go into the Oakington Road ditch then piped to Dunstal Field and Histon Road. The Oakington Road ditch is currently unable to cope with the existing agricultural run off. Noted that the Association of Drainage Bodies meet with Persimmon so it may be worth contacting them accordingly. There is no mention of run off rates. Concerns raised regarding long term maintenance. There is still an issue with site access, the mix of housing and the play area is located next to the badger sett/run. Cllr Collinson noted the brief response from the Sustainable Drainage Engineer who mentioned the lack of drainage strategy and that it may be different to the outline application. Not confident that the drainage is fit for purpose. Even the Drainage Engineer comments may not be strong enough given the sensitivity of the

site. Regarding the culvert towards Histon Road there is no guarantee that the existing pipes are adequate. Concerns raised regarding how much of the open space was maintainable. We reserve the right to revert when further information becomes available. Noted that Persimmon have yet been unable to resolve the adoption of the roads and drainage of Tenison Manor after 15 years. Cllr Graves believed there was a recent private members bill regarding SUDs not working adequately. CPC recommend refusal. **REFUSED**. Should Officer be minded to approve we would like the application to go to Committee and Cllr Morris will attend with a drainage consultant if necessary.

- **S/0912/18/OL** - Outline Planning Permission for 2 no. dwellings, 19 Church Lane, Cottenham. Site is outside of the village framework and doesn't even adjoin it; is also in the open countryside. Drainage in the wider area is a problem (site prone to flooding) and the ditch between this site and no. 19 has recently been culverted. CPC recommends refusal. **REFUSED**. Should Officer be minded to approve we would like to application to go to Committee.
- **S/0913/18/OL** - Outline planning permission for proposed new dwelling, land adj to 236 Histon Road Cottenham. Plot is outside of the village framework, in the greenbelt and open countryside. Site liable to flooding. CPC recommends refusal. **REFUSED**. Should Officer be minded to approve we would like to application to go to Committee.
- **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. AMENDMENT: **Revised transport assessment and access design information, surface water drainage information and parameters plan including building heights**. Noted that the application is due to go to Committee on 24th April with Officer recommendation to approve. Site is wetter than the neighbouring Persimmon site and infiltration testing should be done prior to Reserved Matters being decided. Ditch to front of the site cannot be used as a fallback plan for the drainage. Noted that transport assessment states there are sustainable transport options and that the site is easily accessible walking distance from the village facilities/core; incorrect. Previous objections still stand. CPC recommends refusal. **REFUSED**. Would like application to go to Committee and Cllr Morris will attend.

Tree Works

- **S/1020/18/TC** – T1 – Tulip tree, carry out a 30% reduction of entire tree, 4 Smiths Path, Cottenham. Approved subject to Tree Officer comments.
- **S/1148/18/TC** – T1 - Walnut, remove 4 low limbs, The Cotton House, High Street, Cottenham. Approved subject to Tree Officer comments.

Information Only:

- **S/0929/18/DC** – Discharge of conditions 3 (materials) and 4 (Method statement) of planning permission S/4359/17/FL, 313 High Street, Cottenham
- **S/0977/18/DC** - Discharge of conditions 5 (Materials) and 25 (Airborne dust) of planning permission S/1952/15/OL, Willow House, Oakington Road, Cottenham

SCDC Decisions:

Approvals

- **S/3072/17/FL** – Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham

18P/060. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Cllr Nicholas returned to the room at 8.46pm. No updates.

18P/061. Consultation – consider response to consultation on changes to developer contributions (closes 10th May) – Item deferred.

18P/062. Date of next meeting – 19th April 2018

18P/063. Close of meeting – 8.50pm.

Signed _____ (Chair) Date _____

18P/068. Planning Applications:

- [S/0763/18/FL](#) – Proposed detached dwelling following the demolition of outbuilding, Land between 144 & 146 Histon Road, Cottenham
- [S/1228/18/FL](#) – Double storey extension to rear of property, 40 Telegraph Street, Cottenham
- [S/0742/18/FL](#) - Replacing 18 windows, 4 patio doors, 2 exterior doors and a front atrium curtain wall of windows with front door, 1 Morgans, Cottenham
- [S/1262/18/FL](#) – Single and two storey front extension, internal alterations and changes to rear doors and windows, 2 Lake View, The Lakes, Twentypence Road, Cottenham
- [S/0689/18/LB](#) - Retrospective planning permission for new fire surround, The Old Rectory, 2 High Street, Cottenham
- [S/690/18/LB](#) - Restrospective planning permission to remove 1990's laminate floor tiles to original floor boards, The Old Rectory, 2 High Street, Cottenham
- [S/1254/18/OL](#) - Outline planning permission for the demolition of existing building and erection of replacement office, workshop and security kiosk with some matters reserved except for access, appearance, layout and scale, Elm Tree Farm, Hay Lane, Cottenham

Information Only:

- [S/1139/18/DC](#) – Discharge of Conditions 7 (Floor Levels), 10 (Surface Water Drainage), 12 (Foul Water Drainage), 13 (Surface Water Drainage) and 26 (Construction Programme) of Planning Permission S/1952/15/OL, Land at 36 Oakington Road, Cottenham (Bellway)

SCDC Decisions:

Refusals

- [S/0012/18/OL](#) - Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class C3) and associated works, including access, car and cycle parking, open space and landscaping, Land off Beach Road, Cottenham

18P/069. Consultation

Following the announcements at Autumn Budget 2017, the government is seeking views on a series of reforms to the existing system of developer contributions in the short term. These reforms will benefit the local authorities who administer them, developers who pay them and the communities in which development takes place.

<https://www.gov.uk/government/consultations/supporting-housing-delivery-through-developer-contributions>

18P/070. NPPF Consultation

On 5 March 2018 the Ministry of Housing, Communities and Local Government published a consultation on the revised National Planning Policy Framework.

[The revision of the NPPF](#) implements around 80 previously announced reforms. The government is now seeking views on the wording that implements these commitments.

The deadline for comments on this consultation is 11.45pm on 10 May 2018.