

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**19<sup>th</sup> July 2018**

## 18P/124. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 5<sup>th</sup> July 2018 at 7.30pm

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

**18P/111. Election of Chair** – Consider election of Chair for the Planning Committee – Cllr Morris opened the meeting. Cllr Smith arrived 7.31pm. Cllr Kidston was proposed as Chair by Cllr Graves and seconded by Cllr Collinson. Cllr Kidston duly elected and took the Chair.

**18P/112. Chairman's Introduction and Apologies** – Apologies accepted from Cllr Mudd (personal).

**18P/113. Any Questions from the Public or Press** – None present.

**18P/114. To accept Declarations of Interest and Dispensations** – Cllr Collinson declared an Other Interest in items S/2150/18/FL and S/2151/18/AD and S/2363/18/FL and will take no part in the vote.

**18P/115. Minutes** – Resolution that the minutes of the Committee meeting held on 21<sup>st</sup> June 2018 be signed as a correct record. **RESOLVED.**

**18P/116. Planning Applications:**

- **S/2281/18/RM** – Reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon). Not much appears to have changed since last time. Same issue as Bellway site re. permeable surfaces and it isn't clear how these will be maintained. Infiltration – inconsistent info on water course with the D&A statement. Discussion regarding permeability and SUDs. Ponds in south east of the site are very separate from the main development and due to the topography the water would need to go sideways and uphill. Bulk of the estate appears to be roads that County Highways won't adopt or maintain. Persimmon have a poor history in Cottenham of getting roads adopted. Concerns raised re. the unsatisfactory management of the play area. No proof provided that the pedestrian access road onto Rampton Road belongs to the site and no info provided regarding maintenance and adoption. Concerns raised re. size of some of the houses, which are smaller than national guidelines. Noted that if build 1 bedroom houses they don't have to provide open space. Onsite open space is too small – have include SUDs in the calculation. Too much frontage parking and not enough parking spaces in general (average number of cars per house in Cottenham is 3). Giving snaking nature of the 'main' road, with inadequate parking it could be a safety issue. Trees: noted that screening has gone from the SW edge and more should be planted in the gardens. Good mix of houses but a few too many occurrences of same types together. There is a lot of general reliance on Building Control to ensure that everything is up to scratch and we doubt, given the sophisticated scheme like this, it will be enforced adequately. Concerns raised re. badger provision. Discussion regarding the foul water connection by The Rowells. CPC recommends refusal. **REFUSED.**
- **S/2150/18/FL & S/2151/18/AD** - Change of use from B1 to D1 with the introduction of a hanging sign to South West elevation and window graphics, 176A High Street, Cottenham. Concerns regarding parking provision for staff and drop off for pupils. No cycle parking provided. Window stickers are excessive. Happy with change of use but not with upstairs signage. Cllr Collinson took no part in the vote. S/2150/18/FL – CPC recommends approval. **APPROVED.** S/2151/18/AD – CPC recommends refusal. **REFUSED.**
- **S/2363/18/FL** - Porch and single and two storey rear extensions, 159 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
- **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, Beech Road, Cottenham (AMENDMENT). Same comments as previously apply: Concerns re. loss of openness and rural character, harm to the green belt. CPC recommends refusal. **REFUSED.**
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**Tree Orders**

- **S/2375/18/TC** - Purple Plum on right hand side at end of patio - reduce to 2.1m, 60 High Street, Cottenham. Approve subject to Tree Officer comments.

**SCDC Decisions:**

**Approvals**

- **S/2124/18/TC** – Following survey carried out by Argenta Tree Surveys the following was recommended: Red Oak - fell: rot with fungal fruiting bodies of Ganoderma at base + sunken bark lesion following up trunk from base indicating ongoing wood decay. Lime - fell: crown in advanced state of retrenchment (advanced dieback & decay),The Green High Street, Cottenham

**Information Only:**

- **S/2337/18/DC** - Discharge of condition 8 (Remediation strategy) of planning permission S/1952/15/OL, Land at Oakington Road, Cottenham (Bellway)

- 18P/117. Updated village design statements** – to consider whether to enter an expression of interest in working with SCDC consultants on updated village design statement (by 23<sup>rd</sup> July) – Cllr Morris outlined. Queries regarding how it relates to the existing village design statement. Confirmed that our VDS will cease to exist under the SCDC Local Plan. Neighbourhood Plan has picked up some of the key areas. Query whether village design group would be interested. Clerk to make contact. Item noted.
- 18P/118. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Noted that situation with case 2/16 had improved. Waiting for EA report regarding Cottenham Skips. There was a condition issue at 2 Denmark Road which has already been resolved. Cllr Graves mentioned an issue on Histon Road with a ditch being piped without IDB consent which then flooded. Piping has been removed but was then shuttered and work done incorrectly. IDB following up.
- 18P/119. Date of next meeting** – 19<sup>th</sup> July 2018
- 18P/120. Close of meeting** – 8.55pm.

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

## 18P/125. Planning Applications:

- [S/2281/18/RM](#) – Reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon) AMENDMENT TO LANDSCAPING DETAILS
- [S/2478/18/FL](#) - Retrospective planning application for studio building, 101 High Street, Cottenham
- [S/2479/18/FL](#) - Retrospective planning application for the conversion of an existing annexe building to self-contained accommodation, 101 High Street, Cottenham
- [S/2476/18/FL](#) - Retrospective planning application for single storey flat roofed side extension to existing annexe including external stairs and walkway and rear covered way, 101 High Street, Cottenham
- [S/2472/18/FL](#) - Proposed access and paddock use of land to the rear of a building plot, Land Between 117 And 123, Histon Road, Cottenham
- [S/2551/18/FL](#) - Demolition and replacement of existing single storey extension, 9 High Street, Cottenham
- [S/0088/18/CM](#) - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham
- [S/1890/18/FL](#) - Erection of external racking systems and formation of parking and loading areas, Travis Perkins, 50 High Street, Cottenham

### Tree Orders:

- [S/2668/18/TC](#) – T64 - Lombardy Poplar - Fell to ground level T65 - Lombardy Poplar - Fell to ground level T77 - Ash - Monolith at approximately 5/6m using MEWP T68 - Bitternut Hickory - Remove major deadwood and raise crown over road to 4m T69 - Common Lime - Remove major deadwood and raise crown over road to 4m T70 - Common Lime - Remove major deadwood and raise crown over road to 4m, Cottenham Village College, High Street, Cottenham

### SCDC Decisions:

#### Information Only:

- [S/2358/18/DC](#) - Discharge of condition 3 (Hard and soft landscaping) of planning permission S/3615/17/RM, Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- [S/2233/18/DC](#) - Discharge of Conditions 3 (Boundary Treatment), 4 (Materials), 5 (Foul Water Drainage), 6 (Surface Water Drainage), 7 (Precise Door & Window Details) & 9 (Hard & Soft Landscaping) of Planning Permission S/0891/18/FL, Land to the rear 316, High Street, Cottenham
- [S/2553/18/DC](#) - Discharge of condition 22 (Storage of refuse) of outline planning permission S/1952/15/OL, Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- [S/2558/18/DC](#) - Discharge of condition 9 (Detailed scheme for the remediation of contamination) of planning permission S/2802/16/FL, Land North West of 14 Ivatt Street, Cottenham
- [S/2485/18/LD](#) - Lawful development certificate for proposed removal of existing conservatory and construction of rear lean-to. Addition of pitched roof to existing single storey flat roof rear wing, 315, High Street, Cottenham

### Withdrawn

- [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

## 18P/126. Updated village design statements

SCDC has received grant funding for a “design” initiative.

Essentially they have funding for consultants to work with 6 to 8 villages to produce short (10pp) Village Design Statements to be adopted by June 2019.

I went to the launch session last night, along with representatives of about 30 other villages.

If we were interested, we would need to “express interest” with Parish Council support by 23<sup>rd</sup> July and, if successful, have Steering Group of 6 to 10 ready to go by late August.

There are three main stages:

- A character mapping workshop – this could be day-time for evenings as convenient (and we have much of it in the VDS, heritage and character assessment and NP.
- A study tour – possible a 2/3rds day tour of exemplar villages by the Steering Group
- A design guidance workshop – aimed at formulating policies.

After which the consultants/group would draft the VDS and feed it into the regulatory loop with all the others.

So far, we have taken the view that:

- Our VDS as a supplementary Planning Document has little weight in planning decisions.
- The Local Plan now includes many “design” policies that were outlined in our VDS
- Our draft NP includes the essence of other VDS policies
- Our adopted VDS is one of the evidence papers referred to in the draft NP and our “alterations and extensions” policy refers to the VDS directly.

Other factors:

1. The timing of this project may be too late for us, although we could substitute the “new” VDS for the old one as evidence.
2. The project is very “consultant-led” – mostly to keep to the short timescale and less damaging to us as we have so much existing material.
3. The consultants are too “urban” – although Cottenham is evolving rapidly into a “town with no shops.
4. Could we actually stimulate an active working group with a diverse membership of 6 to 10 able to commit about a day each month for 5 or 6 months?