

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**19<sup>th</sup> October 2017**

## 17P/190. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 5<sup>th</sup> October 2017 at 7.30pm

**Present:** Cllrs Morris (Chair), Collinson, Graves, Nicholas, Ward, Wilson, and Asst Clerk

**In attendance:** 2 members of public

**17P/178. Chairman's Introduction and Apologies** – Apologies accepted from Cllr Mudd (personal).

**17P/179. Any Questions from the Public or Press** – Standing orders suspended at 7.31pm – no comments – Standing Orders re-instated at 7.31pm.

**17P/180. To accept Declarations of Interest and Dispensations** – none given.

**17P/181. Minutes** – Resolution that the minutes of the Committee meeting held on 7<sup>th</sup> September 2017 be signed as a correct record. To add in to 17P/174 case 2/16 "Concern was expressed that so little progress had been made by the owner in his 27 years of ownership. The suggestion that a Section 215 notice be issued was felt inappropriate on the grounds that the property was said to be insufficiently dilapidated." **RESOLVED** (with addition).

**17P/182. Planning Applications:**

- **S/3238/17/FL** – Proposed demolition of existing outbuildings and erection of 1 No detached dwelling, Cambridge Alpine, Histon Road, Cottenham - Cllr Morris said we must bear in mind it is in green belt and as such it must stay within the footprint and height. Benefits must be overwhelming to be considered. Cllr Ward queried prior approval meaning? Cllr Morris clarified. Cllr Collinson said that curiously the planning statement mentions 5-year housing supply. Recent government policy stating that agricultural buildings can be turned into residence. New plans are for a larger building, a considerable statement in green belt and doesn't fit in with any policy to protect green belt. Cllr Nicholas commented that the original consent was for a low level building; new application is now much larger, in open countryside, and a footprint larger. Standing Orders suspended at 7.48pm. Both residents spoke; already has prior planning. Have spoken to neighbours who are supportive of the revised plans. They are keen to preserve existing planting. Proposed building is slightly larger than existing footprint. Prior approval gives permission to stay in same size. Site is currently intensively built on with greenhouses. Building of house would help fund clearance. Has spoken to SCDC senior planners and because it's green belt would normally be refused but hoped this application would meet all requirements. Cllr Morris re-iterated that green belt rules are very tight and didn't believe the new plans were sufficiently changed to comply. Standing Orders reinstated at 7.52pm. Cllr Collinson understands what applicants wish for, but green belt rules are strict and the new plans are larger than the existing footprint. If we allow this, how many more would follow? Cllr Nicholas stated that we must set precedence. Cllr Wilson agreed with fellow Cllrs, but would be supportive of SCDC if they waived the rules on this occasion. CPC recommends refusal: in green belt, not enough work to demonstrate benefits outweigh harm. **REFUSED**. CPC would like the application to go to Committee should Officer be minded to approve. Cllrs Ward and Wilson abstained. Cllr Morris spoke to residents; CPC act in an advisory capacity only, SCDC will make ultimate decision and recommended they got more advice. 2 residents left at 7.58pm.
- **S/3248/17/FL** – Single storey side extension & sloped roof over existing porch, 53 Histon Road, Cottenham – CPC recommends approval. **APPROVED**
- **S/1510/17/LB** - Existing 3 storey residential listed building with single detached garage, Owners seek permission to renovate dilapidated materials on the first and second floor, make material repairs where required and revise the layout to suit a more sensible living approach. Single detached garage is to be retained and extended to give a second garage and open bay car barn to allow additional vehicle storage. Design is to be sympathetic to the needs of the building and is to echo a similar unit found in the nearby former public house,

Pond Farm, 120, High Street, Cottenham. AMENDMENT: Amended plans - showing proposed elevations of main dwelling have been updated, design of proposed garage extension has been amended. Heritage Statement has been updated and a Tree Report has been provided - Plans examined and discussed. Cllr Morris read out the list of changes; first 7 all OK but not heat/cold insulation (only in stud wall). Nothing suggests improvement. Cllr Nicholas stated that with regards to the previous refusal, need to move forward with something more pleasing and he felt that the revised plans were a step in the right direction. Cllr Morris felt that the entrance/exit was too close to roundabout. Cllr Wilson thought that the house suggestions were fine, garage too large. CPC recommends refusal due to proximity of roundabout and garage not subservient to house. **REFUSED**. CPC would like the application to go to Committee should Officer be minded to approve. Cllr Nicholas abstained.

#### **Tree Orders**

- **S/3322/17/TC** – T1 (Horse Chestnut), 20-25% crown reduction, 17 Corbett Street, Cottenham - **APPROVED**

#### **For Information only:**

- **S/3077/17/** – Lawful development certificate for proposed rear and side extensions, Willow Acre, Twentypence Road, Cottenham
- **S/2718/17/LB** - Revised plans for Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham

#### **SCDC Decisions**

##### **Approvals:**

- **S/2057/17/FL** – Extension over existing ground floor and first floor extension, 60 Rooks Street, Cottenham
- **S/2592/17/FL** - Second floor extension on existing side extension, 71 Lambs Lane, Cottenham
- **S/2598/17/FL** – Detached garage, 15 Histon Road, Cottenham
- **S/2678/17/FL** - two storey rear extension, following demolition of the existing single storey extension, 55 Coolidge Gardens, Cottenham
- **S/2652/17/FL** - Two storey side extension & single storey rear extension, 107 Rooks Street, Cottenham

##### **Withdrawn:**

- **S/0929/17/LD** - Lawful development certificate for the proposed re-roofing of existing conservatory, new roof light and veranda, 69 Lambs Lane, Cottenham

#### **HM Inspectorate**

##### **Appeal withdrawn**

- **S/1818/15/OL** - Land off Rampton Road, Cottenham, Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses, Gladman Developments

**17P/183. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Cllr Ward - 6/16 concerned re falling debris, broken glass. Cllr Morris said that 4/16 tree work has been stopped. Cllr Nicholas queried who cut tree down? Cllr Morris said that a neighbour had complained to owner who instructed work, although tree work had

stopped, clearance works are improving the site. Cllr Morris suggested that going forward we need to review policy on how to progress written requests.

**17P/184. Consultation on Neighbourhood Planning Guidance** – consider response to consultation – Resolution to delegate Cllr Morris to respond on behalf of CPC. **RESOLVED.**

**17P/185. Date of next meeting** – 21st October 2017

**17P/186. Close of meeting** – 8.43pm

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

## **17P/191. Planning Applications:**

### **Planning Applications:**

- [S/3551/17/OL](#) - Outline Planning Application for residential development comprising 137 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham
- [S/3345/17/LD](#) – Lawful Development Certificate for proposed chimney and single storey rear extension, 14 The Linnets, Cottenham
- [S/3494/17/FL](#) – Single storey rear extension, 9 Broad Lane, Cottenham
- [S/3385/17/FL](#) – Proposed re-roofing works to existing conservatory, single roof light, with external piers to support the roof, 69 Lambs Lane
- [S/3013/17/FL](#) - Lean to extension to a portal framed livestock building, Land to the north of the bungalow approx, Causeway Farm, Smithy Fen, Cottenham

### **Tree Orders**

- [S/3514/17/TC](#) – T 1 - Fir - Reduce the crown by 25% to balance and create a more aesthetically pleasing shape, 160 High Street, Cottenham
- [S/3534/17/TC](#) - Walnut in front garden - crown reduce by 2-3m and remove dead wood, 194 High Street, Cottenham
- [S/3576/17/TC](#) - 4. Oak adjacent to bungalow - remove all major dead wood 37. Beech hedge around churchyard - cut sides back to line where previously trimmed and reduce height by approximately 1m on bottom hedge and same line all round, All Saints Church, High Street, Cottenham

### **SCDC Decisions**

#### **Approvals:**

- [S/2726/17/FL](#) – Single storey rear extension, 61 Histon Road, Cottenham
- [S/2867/17/LD](#) – Proposed roof windows in rear roof slope, 6 Sovereign Way, Cottenham
- [S/2718/17/LB](#) - Revised plans for Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham

#### **Withdrawn:**

- [S/3077/17/LD](#) - Lawful development certificate for proposed rear and side extensions, Willow Acre, Twentypence Road, Cottenham

## **17P/193. Neighbourhood Plan**

We are currently running three parallel activities:

- Cleaning up the core draft plan (v3.1a) so it tells our story, complies with what we must, and supports our key planning objectives.
- Undertaking a parish-wide mini-consultation on seven “preference” questions; that survey is scheduled to end on 22<sup>nd</sup> and should, within a few days, inform a few minor revisions to the draft plan.
- Undertaking (by AECOM) a Housing Needs Assessment which may lead to some revisions of the draft plan towards the end of October.

All this is geared to a re-run Regulation 14 consultation either just before (implying 4<sup>th</sup> November to 15<sup>th</sup> December) or just after the Christmas period so time is precious.

Looking ahead:

We have hired a freelance Neighbourhood Plan Examiner to help us get through the next stages:

- Check the “planning health” of the draft regarding compliance (with policies), deliverability and acceptability (to the community)
- Once stable, we can re-run a Regulation 14 consultation (6 weeks including statutory consultees)
- Following revision (if necessary) we request a Strategic Environmental Assessment / Screening opinion (should be straightforward but may take time)
- Assuming no substantial changes have been necessary SCDC will host a formal Regulation 15 consultation, collecting comments.
- Then, prepare a referendum version ...

## **17P/194. 201/19 budget**

We have incurred unexpected cost for planning and legal support during this year:

- Some recently for the Neighbourhood Plan – we may need a bit more, especially to support the referendum, next year
  - Some is predictable, so we should budget for it.
- Some for assistance with appeals, unlawful planning permissions etc.
  - Like s.106 windfalls, this is not so predictable, should we budget something?