

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**1<sup>st</sup> May 2018**

## 18P/077. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 19<sup>th</sup> April 2018 at 7.30pm

**Present:** Cllrs Morris (Chair), Collinson, Smith, Wilson and the Clerk

**In attendance:** 1 member of the public

**18P/064. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Graves (work), Mudd (sick), Nicholas (personal) and Ward (work).

**18P/065. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Oliver Yates, representative for Durman Stearn, spoke regarding S/1254/18/OL. Passed on apologies on behalf of John Durman. Gave an outline of the application. Currently employ approx. 150 staff and are looking to double operations in the next 5 years. Looked at various other sites but options have been limited. The site in question has already been used previously and could be reclassified as brownfield. The relocation would remove a lot of heavy vehicles from the centre of the village. Site is in the flood zone but with protected defences and the report states there is no major risk. Standing Orders reinstated 7.38pm.

**18P/066. To accept Declarations of Interest and Dispensations** – none declared.

**18P/067. Minutes** – Resolution that the minutes of the Committee meeting held on 5<sup>th</sup> April 2018 be signed as a correct record. **RESOLVED.**

**18P/068. Planning Applications:**

- **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. Standing Orders suspended 7.40pm. Discussions regarding village employment. Noted that the new NPPF mentions engineering as a legitimate purpose in the greenbelt. Standing Orders reinstated 7.45pm. Agreed that a lot of work had been done to show that the application was in the spirit of what is acceptable in the greenbelt. May ask Durman Stearn to pay more attention to the routing of the traffic. Standing Orders suspended 7.48pm. Comment that within the application the aim is to take the heavy traffic onto the A10. Standing Orders reinstated 7.49pm. Noted that there was a reasonable amount of screening to the site and there are lots of positives for the village in terms of rural employment and improving traffic in the village. The move would free up a brownfield site which could be made better use of. CPC recommends approval. **APPROVED.**
- **S/0763/18/FL** – Proposed detached dwelling following the demolition of outbuilding, Land between 144 & 146 Histon Road, Cottenham. NPPF 14 doesn't apply. Site isn't screened and there is no special case presented for a building in the greenbelt/outside village framework. Contrary to policies DP7, DP2 1a and 1f, DP3 1m and paragraph 79 of the NPPF. Not within the existing building footprint; 5 year land supply argument doesn't apply (figures quoted are incorrect); unsustainable location with no economic/environmental/social benefit. CPC recommends refusal. **REFUSED.** If Officer minded to approve then we would like the application to go to Committee.
- **S/1228/18/FL** – Double storey extension to rear of property, 40 Telegraph Street, Cottenham. Not subservient or in proportion to the original building (SPD 3.3). CPC recommends refusal. **REFUSED.**
- **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. CPC recommends approval. **APPROVED.**
- **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. In the open

countryside (contrary to HG6 1d), out of scale with the existing building, and reduces our stock of smaller properties. CPC recommends refusal. **REFUSED.**

- **S/0689/18/LB** - Retrospective planning permission for new fire surround, The Old Rectory, 2 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **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. CPC recommends approval. **APPROVED.**

**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** – consider response to consultation on changes to developer contributions (closes 10<sup>th</sup> May) – Cllr Morris to draft response and circulate.

**18P/070. NPPF Consultation** – consider response to consultation on revised NPPF (closes 10<sup>th</sup> May) – Cllr Morris to draft response and circulate.

**18P/071. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 3/18 – Tony Wallis has visited the site and is concerned about the drainage; he is awaiting further information. New case – resident has contacted Enforcement directly to report.

**18P/072. Date of next meeting** – 1<sup>st</sup> May 2018

**18P/073. Close of meeting** – 9pm.

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

## 18P/078. Planning Applications:

- [S/1488/18/VC](#) – Variation of condition 2 (Approved Plans) of planning permission S/0538/17/FL, New dwelling R/O Victoria House, 214 High Street, Cottenham
- [S/0388/18/FL](#) & [S/0389/18/LB](#) – Restoration of existing lean to shed, 309 High Street Cottenham

### Information Only:

- [S/1401/18/NM](#) – Non Material Amendment of Planning Permission S/0538/17/FL, 214 High Street Cottenham
- [S/1101/18/DC](#) - Discharge of Condition 6 (Street Management & Maintenance) of Planning Permission S/3615/17/RM, Land at Oakington Road, Cottenham (Bellway)
- [S/1131/18/DC](#) - Discharge of Condition 3 (Hard & Soft Landscaping) of Planning Permission S/3615/17/RM, Land at Oakington Road, Cottenham (Bellway)
- [S/1103/18/DC](#) - Discharge of Condition 4 (Fire Hydrants) of Planning Permission S/3615/17/RM, Land at Oakington Road, Cottenham (Bellway)

### SCDC Decisions:

#### Approvals

- [S/0798/18/FL](#) – Single storey front extension, 7 Males Close, Cottenham
- [S/0729/18/FL](#) – Single storey front extension, 62 Lyles Road, Cottenham
- [S/0159/18/FL](#) - Works to carport, removal of pool insulation and excavation of pond, and erection of potting shed and greenhouse, 3 Elms Barns, Cottenham

#### Tree Orders

- [S/1457/18/TC](#) - Tree Works Conservation Area. Prune overhanging branches of a Yew tree back by around 2 meters from the roof of the house, Mitchell House, High Street, Cottenham
- [S/1501/18/TC](#) – T1: Wild Cherry at front of house. Prune canopy to stop branches touching house and obscuring road sign; T2: Walnut at north eastern boundary rear garden. Remove branches overhanging Shed/Pool House to reduce pigeon nuisance; T3: Hazel at north eastern boundary rear garden. Reduce crown by 50% to reduce shading to both rear neighbours and our gardens; T4: Crab Apple at south eastern boundary. Reduce crown by 30% to reduce shading, 259 High Street, Cottenham

**18P/079. Consultation**

To follow

**18P/080. NPPF Consultation**

To follow