

AGENDA REPORTS PACK

PLANNING COMMITTEE

20th April 2016

16P/067.

Minutes of Planning Committee Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 7th April 2016 at 7.30pm**

Present: Cllrs Morris (Chair), Collinson, Nicholas, Richards, Ward, Young and the Clerk

In attendance: 2 members of the public

- 16P/055. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), Graves (personal), McCarthy (ill) and Mudd (holiday).
- 16P/056. Any Questions from the Public or Press – Standing orders to be suspended** – 2 residents (applicants) present regarding S/0542/16/FL.
- 16P/057. To accept Declarations of Interest and Dispensations** – *i. To receive disclosures of pecuniary & non-pecuniary interests from Councillors on matters to be considered at the meeting. ii. To receive written requests for dispensation. iii. To grant requests for dispensation as appropriate.* No declarations.
- 16P/058. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 17th March be signed as a correct record. **RESOLVED.**
- 16P/059. Planning Applications for consideration**
- **S/0542/16/FL** – Single storey rear extension and 1st floor extension over garage, 21 Courtyard Way, Cottenham. Standing Orders suspended at 7.35pm. Clarification sought over the revised front elevation. Standing Orders reinstated at 7.40pm. CPC recommends approval. **APPROVED.**
 - **S/0640/16/FL** – Outbuilding, 20 Histon Road, Cottenham. CPC recommends approval subject to the condition that no separate occupation to the house. **APPROVED.**
 - **S/0582/16/FL** – Creation of independent dwelling, The Annexe, 11a Church Close, Cottenham. Cllr Morris read through the previous conditions. It was noted that the ongoing parking situation was not guaranteed. CPC recommends refusal. **REFUSED.** Would like application to go to Committee should the Officer be minded to approve.
 - **S/1952/15/OL** – Demolition of existing barn and construction of up to 50 houses (AMENDS) 36 Oakington Road, Cottenham. Concerns raised about the on-going maintenance of the SUDS. Noted that there is nothing naturally to slow down traffic on the Oakington Road and we don't believe the proposals are adequate. The pathway next to the fast-flowing road is narrow which could raise H&S issues. We don't believe the amendments address our original concerns. CPC recommends refusal. **REFUSED.** Weaknesses in the travel plan, village centre is 1.5km away so people won't walk, narrow pavement unsuitable for families with young children/pushchairs. NB: Cllr Morris to ask Philip Kratz to review our 3 minute submission to the SCDC Planning Committee prior to 22nd April.
 - **S/3065/15/OL** – Demolition of old farm barns and construction of a 2/3 bed log cabin dwelling for a smallholding/garden nursery business (AMENDS), land to the west of Lost Acres, Twentypence Road, Cottenham. Still no business plan to show that this is a sustainable business. Original objections stand. CPC recommends refusal. **REFUSED.** Would like application to go to Committee should the Officer be minded to approve.
 - **S/0707/16/FL** - A 4kW Off Grid Solar PV installation to include: The installation of 16 x Sapphire Poly Crystalline Solar Panels, ground mounted system with ground

screws, Land to the West of Lost Acres, Twenty Pence Road, Cottenham. The application is in flood zone 3 which could potentially cause a hazard. CPC recommends refusal. **REFUSED.**

SCDC Decision Notices

Approved:

- **S/0007/16/FL** – Single storey rear kitchen and bathroom extension, 40 Corbett Street, Cottenham

Tree Orders

- Old Thatch, 60 Denmark Road, Cottenham – remove Laburnum in decline, cut back row of Maples to boundary line, Gleditsia – reduce top and side by approx. 10%. Acceptable subject to Trees Officer comments.

16P/060. SCDC Planning Forum – Update from event on 22nd March – Cllr Morris outlined the report.

16P/061. Neighbourhood Plan – Consider some emerging planning options for discussion with SCDC. Cllr Morris outlined. Will be talking to SCDC shortly to test the options before the next meeting at the Community Centre on 18th April.

16P/062. Date of next meeting – Meeting moved to Wednesday 20th April in the Parish Office.

16P/063. Close of meeting – 8.56pm.

Signed _____ (Chair) Date _____

16P/068.

SCDC Decision Notices:

Approvals

[S/0054/16/FL](#) – Single storey rear extension, two storey side extension and front porch, 19 Courtyard Way, Cottenham

Refusals

[S/0269/16/FL](#) – Two storey extension to dwelling house, 15 New Town, Cottenham

CCC Decision Notices:

Approvals

[S/0013/15/CW](#) – Section 73 planning application to develop land without complying with conditions 1D, 3, 38, 39, 42, 43, 44, 44A, 46, 48, 49, 55, and 56A of planning permission reference S/02279/11/CW & S/02575/12/CW for an extension to the operational life of Area D of the existing landfill area from 31 December 2015 to 31 December 2036 for the landfilling of non hazardous waste; and to not fill Area E1 (Gravel Diggers) of the landfill with non hazardous waste and to restore that area instead to a lower level with onsite sourced clay material (by 31 December 2019); with the continued use of the Waterbeach Waste Management Park as set out in planning permission reference S/01587/99/CW, Waterbeach Waste Management Park, Ely Road, Waterbeach

16P/069. Speculative Developments

Provisionally the applications for Endurance and Gladman will be heard on 11th May.

16P/070. Starter Homes Consultation

The Dept for Communities and Local Government is seeking views on the details for the regulations to support the starter homes clauses in the Housing and Planning Bill. The closing date for comments is 18th May.

<https://www.gov.uk/government/consultations/starter-homes-regulations-technical-consultation>

16P/071. Street Trading Licence

APPLICATION FOR STREET TRADING CONSENT – Layby on A10 between Cottenham and Waterbeach

The following person has made an application for the above, and I would appreciate your comments within the next 14 days. If longer is required please contact us on 01954 713481, or licensing@scams.gov.uk. If approval is subject to specific locations, please indicate the locations acceptable.

NAME: Mr Patrick Coughlan
Trading Name: Patrick Coughlan (TBC)
Address: 100 Coolidge Gardens
Cottenham
CB24 8RG

Location: Layby on A10 between Cottenham and Waterbeach
Days: Monday to Friday
Times: 06:30 - 14:30

Selling: burgers, hot dogs

NB: Clerk is trying to get further information as to the exact location

16P/072. Planning Enforcement

Jolly Millers – Ian Lorman, SCDC Tree Officer, is in touch with Admiral Taverns' solicitor at the moment regarding the removal of the trees. He responded to Ian's letter very promptly and has gone away to establish whether the works were under the instruction of AT or whether the landlord acted unilaterally. Either way AT are ultimately responsible as it is their land but it will be useful to know the facts of the case so that he knows how to direct the investigation. Please bear in mind that any information CPC might gain yourself will not be admissible to the Council (hearsay). Ian will be required to read a caution before taking evidence.

Regarding the advertising they have received permission from County Highways to place a sign on the street furniture but were unaware that they also needed advertising consent despite being informed of this previously in December 2015. Landlady contacting SCDC Planning Dept accordingly.

Cottenham Doctors surgery – Treeworks were undertaken on 12th April to mature tree in the garden. This is within the CA but it appears that no application was made to SCDC. Ian Lorman investigating.

Three Horseshoes – consider possible further action regarding complaints about The Three Horseshoes in respect of poor maintenance of curtilage wall and large-scale brick store in vicinity of Listed Building reducing the amenity value of the neighbouring Conservation Area, 133 and 135 High Street.

Wilkin Walk (Japanese Knotweed) – SCDC Cllr Harford is following up with Enforcement Officers about possibly getting a S215 regarding the dangerous state of the fence along the side of the pathway.

Butchers – Two CCTV cameras installed outside the shop without prior approval. SCDC Cllr Harford is liaising with Enforcement Officers.