

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**20<sup>th</sup> October 2016**

**16P/173.**



### **Planning Committee Meeting Minutes**

Meeting held in the Village Hall, Cottenham on **Thursday 6<sup>th</sup> October 2016 at 7.30pm**

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

- 16P/170. Chairman's Introduction and Apologies** – apologies accepted from Cllr Bolitho (work).
- 16P/171. Any Questions from the Public or Press – Standing orders to be suspended** – no public present.
- 16P/172. 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.* Cllr Ward declared a non-pecuniary interest in S/2530/16/FL and will take no part in discussions.
- 16P/173. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 22<sup>nd</sup> September be signed as a correct record. **RESOLVED.** Cllr McCarthy arrived at 7.34pm.
- 16P/174. Planning Applications:**
- **S/2346/16/FL** – Replacement of existing training tower with new tower, Fire Station, High Street, Cottenham. CPC recommends approval. **APPROVED.**
  - **S/2424/16/FL** – Two storey front extension to existing dwelling plus internal alternations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham. CPC recommends approval. **APPROVED.**
  - **S/2530/16/FL** – New 3 bedroom dwelling and associated parking, 33 Margett Street, Cottenham. Concerns raised about displacement of cars from existing property. Roof lights on the front of the building are contrary to the Cottenham Village Design Statement B/6. The overhang, obscured frontage and 3 storey nature of the building are out of keeping with the street scene and does not enhance or preserve the character of the local area contrary to DP2/1a and 1f. The design obscures windows on 35 Margett Street, contrary to DP3/2j. Cllr Richards left the room at 7.57pm and returned to the room at 7.57pm. CPC recommends refusal. **REFUSED.** Cllr Ward abstained from the vote. CPC would like the application brought to Committee.
- SCDC Decision Notices:**
- Approved:**
- **S/1794/16/FL** - Erection of 2 dwellings with new highway access and 2 no. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham
  - **S/2180/16/FL** – First floor front extension, 20 Pelham Way, Cottenham
  - **S/1932/16/FL** – Single Storey Rear Extension & Garage Conversion, 52 Denmark Road, Cottenham
  - **S/1963/16/FL & S/1964/16/LB** – Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, The Chequers, 297 High Street, Cottenham
  - **S/1952/16/FL** – Two storey rear extension, 70 High Street, Cottenham
- 16P/175. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Gothic House works – Clerk to follow up. Retrospective application expected for alterations to Unit M on the Broad Lane Industrial Estate.

**16P/176. Date of next meeting – 20<sup>th</sup> October. NB: may be a later start time.**

**16P/177. Close of meeting – 8.07pm.**

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

## 16P/174.

- [S/2580/16/FL](#) & [S/2581/16/LB](#) – Revised Scheme for S/1375/15/FL & S/1376/15/LB for Single Storey Infill Extension, 44 Corbett Street, Cottenham
- [S/2597/16/LD](#) - Lawful development certificate for existing occupation of dwelling without compliance with agricultural occupancy condition (Condition 2 of C/0833/65/D), Rampthill Farmhouse, Rampthill Farm, Rampton Road, Cottenham

### For Information:

- [S/1632/16/FL](#) - Change of use of land for the siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham (flood risk assessment)

### SCDC Decision Notices:

#### Approved:

- [S/0627/16/DC](#) - Discharge of conditions 3 (Materials) and 13 of application S/1026/12/FL, 18 Lambs Lane, Cottenham
- [S/2109/16/FL](#) – Dwelling, 33 Telegraph Street, Cottenham

#### Refused:

- [S/0828/13/LD](#) - Certificate of lawfulness for existing use of land for the storage of builders' and other related materials, Land on the north-east side of Between Close Drove and south-east of Histon Road, Cottenham

## **16P/175. Enforcement update**

### **Ongoing:**

**Jolly Millers** – Tree Officer has issued a voluntary replanting notice with works to be undertaken between Oct 16 – March 17. CPC to report to Ian Lorman on status of works in January 2017.

**Three Horseshoes** – Owner will shortly receive letter from Enforcement requesting that the wall is repaired as soon as possible. Charlie will let us know when he has received a timetable for the works. As to the storage of bricks these are to be used in connection with works on site therefore no further action can be taken. Owner has confirmed that works will be done to the wall in due course. Anticipates that the driveway works will be completed in the next 12 months.

**Co-op** – The additional two signs to the front fascia, security bollard advertising and the free-standing advertising units all require advert consent. A letter has been raised by Enforcement and retrospective application will be submitted.

**50 Lambs Lane** – The cars are not in breach of planning and currently the garden does not justify a S215 amenity notice. The informal advice on this case is that the Parish should raise a general letter of concern to the owner. This could then be used at a later date should the site deteriorate. Clerk has queried how much worse the site would need to get before a S215 would be justified. Waiting response.

**Old Labour Hall** – issue of rear garden has been raised. Not bad enough for a s215 notice but we can write to the owner ourselves requesting that they tidy it up within a reasonable amount of time. Failure to comply could result in a Community Protection Notice being issued but Enforcement would need a copy of the letter as part of the evidence. Clerk has now written via Enforcement.

**CVC** – 3 trees removed from the front of the property. Has been agreed that these will be replaced, preferably with something more climate suitable and disease resistant. Potentially up to 6 half or full standard trees will be planted (6-8ft tall). Richard Rice (CCC) working with Ian Lorman (SCDC) regarding replacements.

**Gothic House** – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians. Building Control are requesting similar repairs to those done previously. Enforcement to speak to Conservation to see what can be done long term.

**Cottenham Tyres & Autocentre** – replacement metal shutters have been installed. Planning required and this is being progressed.

**Barbers** – new shop replacing the old sweet shop on High Street. Signage has been installed without permission. Retrospective application to be submitted.

**Broad Lane Industrial Estate** – Unit M has installed a chimney-type structure without permission which is highly visible to residential properties directly bordering the estate. Enforcement have spoken with one of the owners of the business Clearglass who have leased the building. The structure is not a flue or chimney but an air extraction system to ventilate a paint spray booth installed inside the building. The booth is not operating at the moment and will only use water based paints. Enforcement have advised the owner that planning permission is required for the installation of the extraction system and he has confirmed that a retrospective application will be submitted. Residents have submitted a video which shows level of sound generated from the system.

## **16P/184. Neighbourhood Planning Forum – 10<sup>th</sup> October at SCDC)**

- 5-year land supply continues to be a moving target for SCDC with late 2017 being mooted as the earliest time at which balance can be achieved.
- Co-operation urged, on some applications, to help balance the supply by accepting some development in exchange for s106 deals
- Planning procedures
  - Consultation until 28<sup>th</sup> October on validation requirements for applications
  - Template being modified to encourage commentary even on “approved” proposals and comments (eg s106 contributions) that might help make a proposal acceptable
  - ePlanning consultation in hand on whether we could:
    - go to paperless planning
    - need help to get there
    - be a pilot parish to evaluate the approach
  - Technical support are trying to get electronic info on the website no later than the day after the email notification is sent out (there’s an overnight transfer between internal and external systems)
  - SCDC hope, within a few months, to publish all comments received a plan
- Training dates (Jo will book with Caroline Donoghue)
  - 16<sup>th</sup> November evening – Nuts & Bolts intro to planning
  - 23<sup>rd</sup> November afternoon – National Planning Policy & Guidance
  - November – transport assessment
  - 23<sup>rd</sup> January evening – s106 agreements
  - February evening – policy writing for Neighbourhood Plans
  - 13<sup>th</sup> March evening – affordable housing

## **16P/185. Neighbourhood Plan – (draft “pre-submission” version nearing completion)**

- 4-page overview has been published based on the draft “pre-submission” plan
  - Does it cover the main points?
  - Is it clear enough?
- Next steps
  - Review with SCDC planning policy team
  - Complete and revise the “pre-submission” plan
  - Outline programme for:
    - local consultation,
    - formal consultation,
    - inspection
    - referendum

## **16P/186. Developments**

- Gladman 1 awaiting public inquiry next May
- Gladman 2 / Persimmon applications likely to be heard at December Planning Committee

- County Highways understood to have remove their objection
  - Traffic data collected on 26<sup>th</sup> September being analysed
  - We need to consider if/when to make any further representations
- County Council application not yet received by SCDC
  - Roger Hickford (CCC Dep Ldr) has been invited to meet our “development” team