

AGENDA REPORTS PACK

PLANNING COMMITTEE

21st July 2016

16P/125.

Planning Committee Meeting minutes

Meeting held in the Village Hall, Cottenham on **Thursday 7th July 2016 at 7.30pm**

Present: Cllrs Mudd (Chair), Collinson, Graves, McCarthy, Morris, Nicholas, Richards, SCDC Cllr Harford and the Clerk

16P/112. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (illness) and Ward (holiday).

16P/113. Any Questions from the Public or Press – Standing orders to be suspended – none present.

16P/114. 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.* None given.

16P/115. Minutes – Resolution that the minutes of the Committee meeting held on 23rd June be signed as a correct record. **RESOLVED.**

16P/116. Planning Applications:

- **S/1606/16/OL** – Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access), Land at Oakington Road, Cottenham. It was noted that Highways prefer there to be more than one access if a development is over 100 houses. Cllr Collinson stated that the site was outside of the village framework, in the wrong location and unsustainable (being further away than the Endurance site). On the traffic survey it makes a point about the Oakington Road/Rampton Road roundabout; the report states that the roundabout is already over capacity and it will have to be improved to accommodate this development. There are numerous 'dubious' statements about public transport and the proximity of the bus stops is incorrect (the Citi8 does not go down Oakington Road). It mentions the guided bus as being accessible but with no parking you'd have to cycle along a busy 60mph road with no cycle path. Page 5 of the Design and Access statement mentions the closest shops as being the Long Horn Farm Shop on Oakington Road (some distance outside the village) and a non-existent shop on Rampton Road. The report also labels the doctors surgery on the High Street as being a medical centre and has the wrong location for the Post Office. The documents also state that they have met with us regularly which is untrue. It was noted that the proposed cycle link isn't part of the development. Cllr Morris commented that there was a different flood risk to that of the Gladman application (page 12 of the D&A statement states that the site is in flood zone 1 but the risk of not flooding needs to be proven). The site would still be visible to the open countryside for some time despite the row of trees they are intending to plant. Some discussion about the roundabout; the Gladman application mentions putting in a second lane however this would take the road closer to the listed almshouses and could be problematic for lorries. CPC recommends refusal. **REFUSED.** Cllr Morris to do a first draft letter and circulate. Cllr Mudd to contact the trustees of the alms houses who may want to comment.
- **S/1346/16/LD** – Certificate of lawful development for the standing of a mobile home, Land To The East Of Chear Fen Boat Club, Twentypence Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1348/16/FL** – Second storey side extension over garage, 7 Goldfinch Drive, Cottenham.

CPC recommends approval. **APPROVED.**

- **S/1352/16/LD** - Lawful Development Certificate for existing use of the land and buildings for B1, B2 and B8 activities, Elm Tree Farm, Hay Lane, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1547/16/FL** – Single storey rear extension, 52 Orchard Close, Cottenham. CPC recommends approval. **APPROVED.**
- **S/15/03/16/FL** - Proposed dwelling to side of existing dwelling plus alteration and modernisation of existing dwelling including loft conversion. Extended dropped kerb and parking to frontage plus removal of existing single garage, 11 Oakington Road, Cottenham. Concerns raised about parking and lack of turning circle; cars would have to back out onto a very busy road. This is also the last house on this side of the road and therefore it encroaches onto the open countryside. The applicant hasn't followed the pre-app advice and has set the property back further than advised. CPC recommends refusal. **REFUSED.**

For information only:

- **S/1476/16/E2** - Request for a Scoping Opinion under Section 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, Waterbeach Barracks and Airfield, Denny End Road, Waterbeach

SCDC Decision Notices:

Approved

- **S/1089/16/FL & S/1090/16/LB** – Installation of timber side-hung double garage doors, 193 High Street, Cottenham
- **S/0806/16/FL** – Conversion of barn to form 3 bed dwelling, Holme Dean, 294 High Street, Cottenham
- **S/0805/16/FL** – Rebuilding of a range of outbuildings to form car lodge/shed/annexe, Holme Dean, 294 High Street, Cottenham
- **S/0817/16/PA** – Change of use from agricultural building to dwelling house, The Lakes, Twentypence Road, Cottenham

Prior approval not required

- **S/1447/16/PN** – Prior notification of erection of farm building for storage, Cuckoo Hill Farm, Oakington Road, Cottenham

HM Inspectorate:

Appeal allowed

- **S/1248/15/FL** – Erection of 4 dwellings, Land north west of 14 Ivatt Street, Cottenham. Cllr Nicholas commented on the traffic survey report information in the decision notice.

- 16P/117. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Jolly Millers – Trees Officer in the process of issuing a voluntary replanting notice. No further action being taken against the doctors surgery. Three Horseshoes – Cllr Morris to forward the original complaint to Charlie Swain. Cllr Collinson commented that the state of the site was a disgrace given the owners position at SCDC. Clerk to provide further information to Charlie Swain regarding the Co-op and 50 Lambs Lane.
- 16P/118. Appeal: 15 Newtown** – to consider submission of further written representation for refusal of application S/0269/16/FL. No action required.
- 16P/119. Neighbourhood Plan** – Consider report on update on current draft policies and next steps – Cllr Morris stated there was no further information in addition to the report. We have been promised a response from SCDC by the end of the week.
- 16P/120. Date of next meeting** – 21st July
- 16P/121. Close of meeting** – 9pm.

Signed _____ (Chair) Date _____

16P/126.

- [S/1080/16/FL](#) – Change of use to residential garden. The Cottenham Village College Caretakers garden will lose a 4m by 30m strip of land garden and the boundary fence will be moved this 4m, 1 Morgans, Cottenham
- [S/1628/16/LB](#) - The demolition and removal of a small dilapidated outbuilding at the north side of the churchyard, All Saints Church, High Street, Cottenham

For information only:

- [S/0654/16/AD](#) – Replacement fascia with 2 no projecting signs, 145 High Street, Cottenham (amendment - Two proposed projecting signs lowered to mirror existing signs and fascia lighting projection reduced to 200mm.)

SCDC Decision Notices:

Approved

- [S/0892/16/FL](#) & [S/0893/16/LB](#)– 2 storey rear extension, 86 High Street, Cottenham
- [S/0654/16/AD](#) - Replacement fascia with 2 no projecting signs, 145 High Street, Cottenham

16P/127. Enforcement update

Ongoing:

Jolly Millers – Trees Officer is looking at issuing a voluntary replanting notice.

Three Horseshoes – Cllr Morris forwarding original complaint to Enforcement.

Co-op – new swing sign has been erected to the left of the front entrance. No permission has been sought for this. Enforcement investigating.

50 Lambs Lane – residents have complained about the numerous vehicles left in the front garden which are being used as a storage facility. Unsightly and a potential hazard – rubbish could attract rats and this is in close proximity to the primary school. Enforcement investigating.

For info:

The Old Rectory – owners have now submitted a retrospective application for works to the entrance gates; we should receive this shortly. Issue regarding herras fencing being followed up directly with owners.