

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**21<sup>st</sup> June 2018**

## 18P/105. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 7<sup>th</sup> June 2018 at 7.00pm

**Present:** Cllrs Mudd (Chair), Collinson, Graves, Kidston, Morris, Nicholas, Smith and the Clerk

**In attendance:** 2 residents.

**18P/093. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Ward (work), Wilson (holiday) and Young (work).

**18P/094. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 wanted to hear comments on application S/2876/16/OL – has concerns. Resident 2 had similar concerns and wanted to know if anything could be done now permission had been granted. Standing Orders reinstated 7.32pm.

**18P/095. To accept Declarations of Interest and Dispensations** – Cllr Graves declared an interest in 18P/098 and will leave the meeting during discussion.

**18P/096. Minutes** – Resolution that the minutes of the Committee meeting held on 17<sup>th</sup> May 2018 be signed as a correct record. **RESOLVED.**

**18P/097. Planning Applications:**

#### **Planning Inspectorate Decision:**

#### **Approval**

- **S/2876/16/OL** - Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham. Item brought forward. Cllr Morris met with John MacMillan and Sara Anderson from County today regarding the application on a without prejudice basis to discuss the best way forward. It is still within the judicial review period so could be challenged if a reason was found. Site is currently still owned by County but they intend to sell it to their development arm This Land. Ideally they wouldn't build along the Les King Wood/Rampton Road and we relax our hold on the 3<sup>rd</sup> field. Meeting required with This Land representative to discuss further. CPC would like the land up to the houses on Rampton Road for recreational use. County are looking at delaying their consultation on CPS until next year but we'd like the situation resolved asap. Cllr Mudd queried the lease situation; it can only be broken for education purposes. The Inspector was insistent that the replacement land was of equivalent size and brought up to Sport England standards. Standing Orders suspended 7.44pm. Resident 1 asked if there would be concessions for pedestrian access through the Rec. Cllr Morris stated this would be looked at during the reserved matters stage which won't be until approximately September – site still needs to be transferred to This Land. Cllr Morris recommended residents commenting on the Neighbourhood Plan village boundary, too early to comment on the application. Standing Orders reinstated 7.52pm. Resident 2 left the meeting.

#### **Planning applications:**

- **S/1776/18/LD** – Lawful development certificate for proposed loft conversion, 49 Rooks Street, Cottenham. Application has already been decided. No comment.
- **S/1941/18/FL** - Replacement and alterations to flat roof. Replacement windows. Installation of rooflights, Community Centre, 250a High Street, Cottenham. Noted that CPC are a tenant and have offered a grant towards this work. Pre-application comments noted. CPC recommends approval. **APPROVED.**
- **S/1953/18/RM** - Application for approval of reserved matters following outline planning permission S/4022/17/OL for a single dwelling in respect of appearance, landscape, layout and appearance, 17 Orchard Close, Cottenham. Cllr Smith declared an interest. Concerns raised regarding overlooking from existing neighbouring properties. Doesn't fit in with the Neighbourhood Plan in terms of being a 4 bedroom property – no requirement. Gravel turning circle/parking area which should be bound to lessen noise. CPC recommends refusal. **REFUSED.** Reasons – density, siting, overlooking.

- **S/1729/18/PN** – Prior notification of agricultural or forestry development for an agricultural building, Fen Bridge Farm, Broad Lane, Cottenham. Application has already been decided. No comment.
- **S/0559/17/OL** – Outline application for up to 6500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10, Waterbeach Barracks and Airfield Site, Waterbeach. Noted that only a passing reference in Chapter 9 to links with Cottenham. Cllr Morris met with County Highways today who are trying to work out a safe cycling route, possibly via Church Lane/Long Drove. Cllr Graves declared an interest (his land may be involved). Concerns raised regarding traffic generation. Considered premature to make a decision on the application until we know what is happening with the A10. Only one access which is onto the Research Park roundabout; this is inadequate. Concerns that traffic heading west would divert through Cottenham. Noted that there is a holding objection from Highways. Surface water treatment inadequate. We support the principle of development of a brownfield site if done properly. CPC recommends refusal. **REFUSED.**

**SCDC Decisions:**

**Withdrawn**

- **S/0310/18/FL** – Proposed new 2 storey side extension to rear and side, new agricultural building to rear of plot, 150 Histon Road, Cottenham

**Tree Orders**

- **S/1927/18/TC** – T1 - crab Apple: reduce in height by 40% (currently has a tall, thin crown); T2 - 2x Lawson cypress: reduce by 30%; T3 & T4 - Maples: Fell - two smaller Maples either side of the larger Maple T5); T5 - Maple: crown reduction by 20%; T6 - Alder: reduce height by 1.5m - triple stemmed, poor structure; T7 - Walnut: crown reduce by 20% to give more space to the adjacent Koelreuteria; T8 - Bay: reduce crown volume by 40-50%. 6 Lambs Lane, Cottenham. Refer to Tree Officer. Cllr Graves left the meeting at 8.29pm.

- 18P/098. Consultation** – consider response to Cambridgeshire and Peterborough Minerals and Waste Local Plan Preliminary Draft Consultation (by 26 June 2018). Working party formed consisting of Cllrs Morris, Mudd and Smith; they will bring response to next meeting.
- 18P/099. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 5/16 – need to consider location and type of trees. Matter to be referred to our Tree Wardens to nominate something suitable in terms of size/location. New case raised and awaiting Enforcement comments.
- 18P/100. Date of next meeting** – 21<sup>st</sup> June 2018
- 18P/101. Close of meeting** – 8.39pm.

## 18P/106. Planning Applications:

- [S/1925/18/FL](#) – Single storey rear extension, 95 Rampton Road, Cottenham
- [S/1923/18/FL](#) - Proposed Single Infill Extension to the Rear of Existing Property, 1 Twentypence Road, Cottenham
- [S/2015/18/FL](#) - Two Storey and Single Storey rear Extension, Braemar, 150, Histon Road, Cottenham
- [S/2081/18/FL](#) - Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beech Road, Cottenham
- [S/2035/18/FL](#) - Application for outline planning permission with all matters reserved for a new dwelling, Land to the rear of 18, Victory Way, Cottenham
- [S/2065/18/FL](#) - Discharge of condition 6 (Management and maintenance of proposed streets) of planning permission S/3615/17/RM, Land at Oakington Road, Cottenham (Bellway)
- [S/2158/18/FL](#) & [S/2159/18/LB](#) – Two storey rear extension, 35 High Street, Cottenham
- [S/1532/18/FL](#) – New parking bays, Franklin Gardens, Cottenham
- [S/2075/18/OL](#) - Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works, Land adjacent to Waterbeach Barracks & Airfield site, Waterbeach

### SCDC Decisions:

#### Withdrawn

- [S/0907/18/RM](#) – Reserved Matters application for 126 dwellings and associated works following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon)

#### Tree Orders

- [S/2124/18/TC](#) – Following survey carried out by Argenta Tree Surveys the following was recommended: Red Oak - fell: rot with fungal fruiting bodies of Ganoderma at base + sunken bark lesion following up trunk from base indicating ongoing wood decay. Lime - fell: crown in advanced state of retrenchment (advanced dieback & decay), The Green High Street, Cottenham
- [S/2241/18/TC](#) - Remove one dead Sliver Birch Tree. Tree is a danger to traffic and students, Tree on the Green opposite The Centre School, Cottenham (works already done)

## 18P/107. Consultation

Response by Cllrs Frank Morris, Brian Smith & David Mudd to the Cambridgeshire and Peterborough Minerals and Waste Local Plan's Preliminary Consultation Draft May 2018

### **Policy 1: Sustainable Development**

Needs to be in line with the National Planning Policy Framework, and planning applications must be in accordance with the adopted Local Plans and/or Neighbourhood Plans.

Paras (a) & (b) we broadly agree with, but in (c) more detailed information is required to enable a considered decision to be made. Para (d) should take into consideration the local lie of the land, seeking to minimize the flood risk by reducing rather than just maintaining run-off rates. The Environment Agency, in particular, should take note of the lower run-off rates sustainable by the pumping stations of the Internal Drainage Boards.

### **Policy 2: The Spatial Strategy for Minerals**

2.4a Extensions to be considered at existing sites, if proven to be feasible and cost effective, rather than seeking new sites.

2.4c This is very important to Cottenham Parish Council in that the B1049 road running between Cottenham and Wilburton is of a concern already in view of the high number of HCV movements through Cottenham Village involving Malary Oil Treatment Plant (M2) and the inert recovery facility at Chear Fen Farm, Cottenham.

2.7 Impact on local communities should be minimized thereby protecting the environment. End-to-end routings need to be taken into account as these often extensive tracts of local access roads – like the B1049 – through sensitive villages like Cottenham where roads in the Conservation Area are narrow, frontages narrow and house foundations shallow.

2.8 This Council challenges the focusing of extractions at fen edge deposits as the impact affects small villages in a detrimental way particularly those situated on the A1123 road and accessed via the B1049 or B1050.

2.17 The County Council and the City Council ought to be wary in making simplistic long-term growth predictions, as current hyper-growth may not be sustained.

### **Policy 3: Providing for Mineral Extraction**

2.23 A multi-scenario approach is needed with interim review points so as to reduce the risk of extreme under or over provision.

### **Policy 4: The Spatial Strategy for Waste**

2.25h HCVs will impact on local communities, as they do now, so very careful consideration should be given to the end-to-end routes taken by HCVs.

2.28 This Council considers that the strategy should be based on a minimum number of strategic sites which will meet basic needs.

2.33 Only HCV Advisory Routes should be used, wherever possible and steps taken to reduce use of local access roads during the plan period.

### **Policy 5: Providing for Waste Management**

2.38 The comments clearly indicate that there is much more capacity than is needed locally and this need in general will reduce. To what extent have multiple future economic scenarios for neighbouring areas been assessed?

2.43 This Council does not believe the likely outcome of these comments. There needs to be more transparency on longevity on existing contractual and operational arrangements if over provision is to be maintained in the later stages of the plan.

2.46/47 There appears to be enough capacity.

**Policy 6: Waste Management Facilities on Non-Allocated Sites**

3.1 Based on our local knowledge this Council questions whether the buffers suggested are sufficient bearing in mind the odours which will be suffered; a better approach to buffer zones would be based on a minimum 400 metre extended much further along the lines of prevailing winds.

**Policy 12: Water Recycling Allocation Areas and Water Recycling Allocation Consultation Areas**

4.10/11 Serious consideration should be given to the relocation of the Cambridge Water Recycling Centre bearing in mind the odours suffered from the existing Centre, close to the A14 road. The relocation itself will need significant buffer zones to cater for the increasing population and population density around Cambridge.

**Policy 19: Amenity Considerations**

All material planning implications need to be considered.

**Policy 21: Mitigation Measures**

Sustainable Drainage Systems (SUDS) should be in place particularly in housing areas with respect to surface water drainage discharges. In fen-edge areas with expanding populations like Cottenham, run-off rates need to be brought down by design from the currently allowed IDB-compatible levels and long term contractual arrangements secured and funded.

**Policy 24: Water Resources**

This Council requests that the significant flood risk within our village is taken into consideration. In and around Cottenham, run-off rates need to be brought down by design from the currently allowed IDB-compatible levels and long term contractual arrangements secured and funded.

14/06/18