

AGENDA REPORTS PACK

PLANNING COMMITTEE

21st November 2017

17P/211. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 9th November 2017 at 7.30pm

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

- 17P/197. Chairman's Introduction and Apologies** – Cllr Smith was welcomed to the Committee. Apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Young (personal). Cllr Ward arrived at 7.31pm.
- 17P/198. Any Questions from the Public or Press – Standing orders to be suspended** – none present.
- 17P/199. To accept Declarations of Interest and Dispensations** – Cllr Smith declared an Interest in item 17P/201 (S/3615/17/RM).
- 17P/200. Minutes** – Resolution that the minutes of the Committee meeting held on 19th October 2017 be signed as a correct record. **RESOLVED.**
- 17P/201. Planning Applications:**
- **S/3615/17/RM** - Application for approval of reserved matters for access, appearance, landscaping, layout and scale following outline planning permission S/1952/15/OL for the demolition of existing barn and construction of up to 50 dwellings, Land at Oakington Road, Cottenham. Affordable housing all in two segments and should perhaps be more spaced out. Street surfaces are a concern; need to ensure that they are adoptable by County Highways. Pleased about the affordable housing, shared ownership/rent. Designs are very uniform and more variety is required – a bit too monotone (all buff bricks, grey roofs). Flood risk assessment requires significant attenuation and no surface drainage report is provided so the application should not be determined. No information about run off into Oakington Road ditch. Generally there is a good space between The Rowells and the development however concerned that plot 27 is very close to No. 6 The Rowells -ensure obscure glass to upstairs facing windows. Plot 50 – concerns regarding upstairs windows overlooking Greytiles and general proximity. Concerned about the number of trees and future maintenance of Public Open Space. Not enough information provided regarding badger run. Is the housing mix right for Cottenham? Our recent AECOM housing needs assessment implies there is a relative shortage of 3 bed semis. CPC recommends approval subject to comments. **APPROVED.**
 - **S/3365/17/FL** – Single storey side extension to replace existing rear conservatory, 13 Bullfinch Way, Cottenham. Concerns raised about the proximity of the wall to the pavement. CPC recommends approval. **APPROVED.**
 - **S/3607/17/FL & S/3608/17/LB** – Rear first floor extension and an addition to create a link from the main house to the existing annexe, 87 High Street, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/3664/17/FL & S/3665/17/LB** - Removal of modern farm style gates and replacement with taller solid timber gates and posts, 109 High Street, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/3434/17/LB** - Extension to existing lean-to shed, brick and ceiling repairs to the existing lean-to shed, 309 High Street, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/3691/17/FL & S/2807/17/LB** - Re-building of single storey side extension to enlarged footprint, The Old Rectory, 2 High Street, Cottenham. Bi-folds seem inappropriate, rooflight not appropriate (9.11), triangular end windows not appropriate (9.33). Not sympathetic to the existing building. Contrary to PPG15 3.13 and 4.10. CPC recommends refusal. **REFUSED.**
 - **S/3796/17/FL** – Proposed dwelling, Haelan Feld Farm, Twenty Pence Road, Cottenham. Site is outside the village framework. Proposal is contrary to DP/7, HG/6, 7, 8 and 9. CPC recommends refusal. **REFUSED.**

- **S/3385/17/FL** – Proposed re-roofing works to existing conservatory, single roof light, with external piers to support roof, 69 Lambs Lane, Cottenham. **AMENDMENT:** Alteration to design of side elevation. Cllr Morris declared an Interest in the application. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/3647/17/TC** – Holly (T1) - Crown reduce approximately 15-20% to give a more uniform crown shape. Crown lift to 3m - Strip out Ivy and remove deadwood - Thin out conflicting and crossing branches. Sever Passion Flower and remove from crown, 85 Rooks Street, Cottenham. **APPROVED** subject to Trees Officer comments.
- **S/3686/17/TC** - Weeping Ash in centre - reduce weight by shortening damaged limb within 1m of guard top, The Pond, High Street, Cottenham. **APPROVED** subject to Trees Officer comments.
- **S/3706/17/TC** - 1. 2no Yew trees on frontage left hand side of driveway - reduce spread over driveway and path to front by approximately 1.5m, crown lift to approximately 3m, remove ivy and clean out crown 2. Holly - remove ivy and prune to clear house by approximately 2m, clean out crown 3. Viburnum tinus left hand side of driveway - crown reduce by approximately 20% to reduce size and shape 4. 5no small Holly trees - fell to ground level and treat stumps to prevent re-growth 5. Pleached Hornbeam hedge on left hand boundary - trim top and both sides, remove low hanging growth but retain low screen (do not raise crown) 6. Chinese Privet tree in left hand rear corner - crown reduce by approximately 30% 7. Leaning pollarded Elm on left hand boundary - sectionally dismantle to ground level 8. Beech in centre of rear garden - crown thin by 20-25% and clean out crown 9. Climber on back of house - reduce height to bottom of first floor windows, 343 High Street, Cottenham. **APPROVED** subject to Trees Officer comments.
- **S/3718/17/TC** - 1. Ash - crown reduce by 4-5m and remove dead wood and epicormics 2. Lime on right hand side - crown thin 35% and prune to clear Hawthorn 3. Juniper - fell and grind stump, 328 High Street, Cottenham. **APPROVED** subject to Trees Officer comments.

SCDC Decisions

Approvals:

- **S/3110/17/PA** – Prior approval for a proposed single storey rear extension, 59 Coolidge Gardens, Cottenham
- **S/3004/17/FL** - Creation of a vehicle recovery depot including the erection of a portable office and portable building for vehicle inspection and storage, Dickerson Industrial Site, Ely Road, Landbeach

Refused:

- **S/3018/17/LB** - Internal alterations to form bathroom and alterations to existing internal doorways along with insertion of rooflight to new bathroom, 193 High Street, Cottenham
- **S/3238/17/FL** - Proposed demolition of existing outbuildings and erection of 1No detached dwelling, Cambridge Alpine, Histon Road, Cottenham

17P/202. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Clerk reported that despite emailing Enforcement Officer for updates. no response has been received. Case 2/16 – Clerk to respond. Check if Highways Officer has comments. Case 6/16 – Cllr Morris following up with Trovina Monteiro and Conservation Officer is coming to take a look. Case 4/16 – noted that membrane is now in situ but work has stopped. Case 8/17 – wall now removed.

- 17P/203. Planning Appeal (Land between 117 & 123, Histon Road, Cottenham)** – consider making comments or modifying or withdrawing previous comments in relation to application S/1225/17/OL – Noted. No amends.
- 17P/204. Planning Appeal (40 Telegraph Street, Cottenham)** – consider withdrawing previous comments in relation to application S/1857/17/FL) – Noted. No amends.
- 17P/205. Fly tipping** – Consider working party to visit Setchell Drove area with resident(s) with a view to working with other authorities to get the area to an acceptable standard – Item deferred pending SCDC removal of waste. Clerk to check that it has been reported.
- 17P/206. Date of next meeting** – 23rd November 2017
- 17P/207. Close of meeting** – 9.36pm.

Signed _____ (Chair) Date _____

17P/212. Planning Applications:

- [S/3981/17/FL](#) – Single storey extension and re-roofing, 9 Dunstal Field, Cottenham
- [S/3072/17/FL](#) – Single Storey Extension to rear of property plus 2 storey side extension, 8 Goldfinch Drive, Cottenham

Tree Orders

- [S/3976/17/TC](#) – Fell dead crab apple tree, fell messy wild plum and lilac that are intertwined and plant one tree to replace all three. Remove dead wood from another crab apple. Trim holly tree. Cut back a couple of overhanging branches from a fir tree. Trim top and sides of thuja. Trim and shape hazel. Remove branches of bay tree leaning on a wall, 196 High Street, Cottenham

For Information Only:

- [S/3893/17/DC](#) - Discharge of conditions 5 (Hard Landscaping), 6 (Boundary treatment), 16 (Traffic management plan), 20 (Scheme of ecological enhancement), 23 (site waste management plan) and 26 (Construction programming plan) of planning permission S/1952/15/OL, Land at Oakington Road, Cottenham

17P/214. East Cambs DC Local Plan consultation

You are invited to read and comment on the Proposed Submission Local Plan; please visit:
<https://www.eastcambs.gov.uk/local-development-framework/local-plan-review>

Please ensure your comments reach us by 11.59pm on 19 December 2017.

Dear Sir / Madam

RE: East Cambridgeshire Local Plan Proposed Submission Consultation, 8 Nov to 19 Dec 2017

I am writing to inform you that East Cambridgeshire District Council (ECDC) is consulting on the latest version of the East Cambridgeshire Local Plan, known as the Proposed Submission Local Plan. This consultation is undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Separately, but linked, ECDC is also consulting on a Sustainability Appraisal of the Proposed Submission Local Plan.

You have received this notification because you:

- made comments on earlier drafts of the Local Plan; or
- are a person or body which has requested to be informed; or
- are a body whom we are obliged to inform.

Full details of the consultation are set out in the attached Statement of Representations Procedure and on our website at: <https://www.eastcambs.gov.uk/local-development-framework/local-plan-review>.

Please note that this consultation stage is different to earlier consultation stages. Therefore, if you are not familiar with this stage of the consultation process, before making any comments please read the guidance note available on our website which explains how to make comments and how any comments will be dealt with.

Once the consultation period ends, all representations (comments) received during the 8 November to 19 December 2017 consultation period will be submitted by the Council to the Secretary of State for Communities and Local Government, who will subsequently appoint an Inspector to hold an 'Examination' into the soundness of the Plan. If you do make comments, they will be considered by the Inspector (not by the Council) and you may be asked by the Inspector whether you wish to also appear at a Public Examination. You will not be obliged to attend.

May I advise you that representations will not be kept confidential and will be made available to the public (including online).

If you no longer wish to be kept informed on the Local Plan and other planning policy matters for East Cambridgeshire, please let us know - we do not want to contact you unnecessarily.

Yours faithfully,

Richard Kay Strategic Planning Manager

17P/215. Planning Appeal (S/3080/16/OL)

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Site rear of, 160, Histon Road, Cottenham, Cambridge, CB24 8UG
Description of development: Outline planning permission for 8 dwellings and garages (Access to be determined).
Application reference: S/3080/16/OL
Applicant: Mr & Mrs B Newitt
Appeal reference: APP/W0530/W/17/3180462
Appeal start date: 20 October 2017

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to make comments, or modify/withdraw your previous representation, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing EAST1@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 3/P
Temple Quay House
2 The Square
Bristol, BS1 6PN.

All representations must be received by 14-Dec-2017. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500. You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

17P/216. Housing policy

Based on extracts from the emerging Neighbourhood Plan:

- 6.1 Sustainable development and growth enhances the self-reliance of the local community and economy. A sustainable community involves human diversity and variety but high housing costs effectively exclude people of different income levels.
- 6.2 More sustainable communities encourage a mix of housing types and income levels by preferring housing provision by Community Land Trusts^{G46} and other non-profit means. The NP survey^{B8} identified providing more affordable homes in Cottenham as important.
- 6.3 SCDC's emerging Local Plan^W includes an objectively assessed need for 19,500 homes which are mostly allocated to city edge and strategic sites like Northstowe. However 4,748 houses will be allocated to Rural Centres and Minor Rural Centres. Around 4,000 of those houses have been allocated to specific locations, leaving around 900 for windfall developments.
- 6.4 In 2012, a Housing Needs Assessment^B for Cottenham indicated there were 108 households with local connections (3*4bH, 20*3bH, 60*2bH, 7*2bB, 16*1bH, 21bB) on the Housing Register and 44 households in need of affordable housing, 19 of which were already on the Housing Register indicating a need for 133 new affordable homes in Cottenham.
- 6.5 As of May 2016, the unmet **Housing Need**^B had fallen to 81. There were 70 people with a local Cottenham connection seeking affordable rented housing (51 under 60 – 17*1b, 25*2b, 6*3b, 3*4b; 19 60+ - 18*1b, 1*2b) on the Housing Statistical Information leaflet and 11 people living in Cottenham registered on the Help to Buy list.
- 6.6 Assuming growth rates of up to 2% pa this leads to a possible need for 92 new rented and 15 new shared ownership homes by 2031.
- 6.7 SCDC has recently approved applications for some 376 homes to be built in Cottenham on three sites over the next few years. By policy, these will include 150 affordable homes. However, the SCDC allocation policy allocates only the first 8 and 50% of the remainder on a site to people with a local connection, indicating that 87 (61 rented and 36 shared ownership) affordable homes could be made available to local people under this policy.
- 6.8 There could thus be a need for up to **31 new** homes at affordable rents in Cottenham over and above those already identified or planned.
- 6.9 The Housing Needs Survey for Cottenham, developed in August / September 2017 indicates that, while the overall housing need in Cottenham might be met in this way, there will still be a residual need for homes in Cottenham that are truly affordable to local households.
- 6.10 Affordable homes are ideally located within easy walking distance of the village centre and less than 400 metres of a well-served* (bi-directional service to Cambridge) bus stop to discourage car usage and reduce costs.
- H/1.2 If 31 affordable homes is the target, around **130** additional homes would be needed to eliminate demand fully within mixed developments of market-priced and affordable homes and these would not be held for local people in perpetuity.
- H/1.3 A Community Land Trust^{Gx} has more than usual flexibility on land which it could develop and, more importantly by reducing the profit available to landowner and developer, can guarantee lower priced homes available only to people with local connections "in perpetuity".
- H/1.4 A Community Land Trust^{Gx} can deliver clusters of 20 or more affordable homes within mixed (affordable and market-priced) developments of up to 50 homes.
- H/1.5 Repeated every 5 years, this approach will deliver affordable homes at a rate equivalent to 4 times the rate of growth in demand and eliminate the unmet demand.

Any comments and /or challenges?