

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd December 2016

16P/225.



Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 8th December 2016 at 7.30pm

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

In attendance: 2 members of the public

16P/214. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (personal), Graves (personal) and Mudd (illness).

16P/215. Any Questions from the Public or Press – Standing orders to be suspended 7.33pm. Resident 1 spoke regarding proposals for one-way system on Rooks Street. Cllr Morris confirmed that it had been discussed by our Highways Committee but when it went to full Council the project has been pushed back. Resident 1 stated that it was discussed many years ago and at the time wasn't considered practical for HGV's. Cllr Morris confirmed that HGV's would still have full access. Standing Orders reinstated 7.35pm.

16P/216. 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 McCarthy declared a non-pecuniary interest in application S/3047/16/FL.

16P/217. Minutes – Minor structural amend made to sentence under S/2876/16/OL. Resolution that the minutes of the Committee meeting held on 17th November be signed as a correct record.
RESOLVED.

16P/218. 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), ADDITIONAL DRAINAGE AND HIGHWAYS INFORMATION, Oakington Road, Cottenham. Four more documents have been added regarding drainage, traffic (including modelling of the Rampton/Oakington Road junction) and showing a potential link to the Gladman site. Persimmon are asking for the application to be viewed in isolation rather than cumulatively with the Endurance/Gladman/County applications. Cllr Collinson thought that the current layout would result in a high level of congestion. In the technical addendum Persimmon state that the existing land owner has rights of access over the track leading to Rampton Road. That assertion should be conditioned as being confirmed. This point has major access issues for pedestrians and is fundamental as to whether the site is marooned or not. CPC recommends refusal. **REFUSED.**
- **Access** – if no pedestrian access onto Rampton Road then there is only one way in/out of the development. The pathway between the development and Rampton Road would need to be adequately lit. If Persimmon don't own the path, and only access rights, they may not have rights to install lighting on it.
- **Traffic** – proximity to listed building. Existing properties having to reverse onto a roundabout.
- **Drainage** – calculations appear to satisfy the run off rates required but the SUDS is open to lack of maintenance etc. Last resort is to drain into the ditch by Oakington Road which could cause flooding in an overflow situation.

Cllr Morris to produce a supplementary document reiterating our original points + highlighting additional points above.

- **S/3163/16/FL** - To demolish an existing single storey village hall and build a new two storey village hall in the same location. The adjoining existing nursery will not be affected by the development and will remain joined to the new proposed building but as a separate facility. The car park on the recreation ground, adjacent to the village hall, will be expanded also, providing more standard and disabled parking bays to accommodate the expansion of the village hall, King George V Playing Fields, Lambs Lane, Cottenham. Cllr Young asked for clarification that CPC could discuss the application; verified that we could. Access was queried. We have had a consultant report which states the access is sufficient and it already copes with large scale events. Cllr Nicholas queried the location of the temporary accommodation; this will be used by Cambridge Kids Club and for meetings. Car parking will be extended prior to the build starting. CPC recommends approval. **APPROVED.**
- **S/3000/16/FL** – Remove Single Storey Flat Roof Extension and Replace with a Single Storey Side and Rear Extension, 49 Victory Way, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2802/16/FL** – Erection of 4 dwellings – variation of condition 2, Land at former 15 & 17 Ivatt Street, Cottenham. No information provided as to what the condition was. Without the relevant information we aren't in a position to comment. **NO COMMENT.**
- **S/3127/16/FL** – Single storey rear extension and internal alterations, 250 High Street, Cottenham. This was considered an improvement and enhancement to the building. Concerns raised about the roof materials however it was noted they were being used due to the shallow pitch; a modern tile would have been out of keeping. CPC recommends approval. **APPROVED.** Cllr McCarthy left the meeting at 8.27pm.
- **S/3047/16/FL** – Erection of Dwelling Following Demolition of Outbuildings and Frontage Wall, r/o 45 Telegraph Street, Cottenham. Building is out of proportion for the size of the site. Concerns raised that there was no emergency vehicle access; access could be made wider if the retained garden was reduced. The design is not similar to neighbouring backland development (as stated in the application) because those properties have their own access and garages; there is no garage or vehicle access afforded to this property. Cars would have to reverse onto the road, which forms part of the bus route. Standing Orders suspended 8.38pm. Resident 2 stated that the development was only 1.2m from his rear fence and there was no clear indication as to the height of the proposed building. Would like it to be set further back from his property. Standing Orders reinstated 8.42pm. CPC recommends refusal. **REFUSED** due to proximity to boundary wall; insufficient emergency vehicle access; building too large for the plot. Cllr McCarthy returned to the meeting 8.45pm.
- **S/3289/16/FL** – Demolition of Single Storey Garage to be Replaced with Side and Rear Single Storey Extension to Bungalow, 6 Ellis Close, Cottenham – CPC recommends approval. **APPROVED.**

SCDC Decision Notices:

Approved:

- **S/2549/16/FL** - Replacement garage doors (retrospective). Insertion of 1 new door and external alterations, 210 High Street, Cottenham

Tree works

- **S/3113/16/TC** - T1 large fig: reduce lateral growth by up to 3m; reduce lateral growth wall side and up to barn door; reduce height to 1m below guttering and sever ivy on wall. T2 medlar: reduce overall by up to 1.5m to leave shaped and balanced. 300 High Street, Cottenham. Approved subject to Tree Officer comments. NB: the fig is listed at Kew and is significant, coming originally from Impington Hall. May need a TPO.

- **S/3259/16/TC** - T1 Laburnum: reduce to previous pruning points. T2 2x mountain ash and adjacent elder: reduce to previous pruning points and remove adjacent elder. T3 elder on side boundary: fell to ground level. T4 holly: reduce height by 2m and trim all round. T5 hawthorn: reduce height by 1.5m and reduce laterals to balance. 17 Telegraph Street, Cottenham. Approved subject to Tree Officer comments.
- **S/3268/16/TC** - Weeping Ash , Located on the corner of the village green at the junction with Rampton road - Remove low limb to remove risk of failure, Village Green, Cottenham. Clerk circulated pictures showing a crack in the limb. Cllr McCarthy disagreed that the work was necessary and stated that the bough movement was a characteristic of this species. It may be possible to use props to support. If there is a safety issue we have a duty to action. Resolution to invite Tree Officer to check the tree as a matter of urgency and see whether there are any alternatives to removing the limb. **RESOLVED.**

16P/219. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – We have received an email from Enforcement requesting that all information is kept confidential (under FOI guidelines). Going forward it was agreed not to publish details in the public domain and all items will be referred to in meetings using case numbers only with no identifying information. Clerk gave updates where received.

16P/220. Date of next meeting – 22nd December. Cllr Young gave his apologies.

16P/221. Close of meeting- 9.16pm.

Signed _____ (Chair) Date _____

16P/226. Planning Applications:

- [S/2530/16/FL](#) – New 3 bedroom dwelling and associated parking (amended), 33 Margett Street, Cottenham
- [S/3356/16/FL](#) – New dwelling to replace part demolished warehouse, 40 Church Lane, Cottenham

For information:

- [S/3240/16/DC](#) – Discharge of Conditions 1, 2 and 3 of Planning Application S/1628/16/LB, All Saints Church, High Street, Cottenham

SCDC Decision Notices:

Approved:

- [S/1952/15/OL](#) - demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access, 36 Oakington Road, Cottenham
- [S/2852/16/FL](#) – Single storey front extension and internal alterations, 21 Pelham Way, Cottenham

Refused:

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

Tree works

- [S/3403/16/TP](#) – Multi-stemmed Ash trees to right hand side of no 53 Beach Road - prune to clear house by 4m, lamp column and crown lift over road - all by the removal of whole primary branches
Reasons: Low crowns are touching roof, 53 Beach Road, Cottenham