

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd February 2018

18P/025. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on
Thursday 8th February 2018 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Morris and Ward and the Assistant Clerk
In attendance: 1 member of public

18P/022. Chairman's Introduction and Apologies – Cllrs Bolitho (work), Graves (personal), Nicholas (sick), Wilson (holiday) and Young (personal).

18P/023. Any Questions from the Public or Press – none received.

18P/024. To accept Declarations of Interest and Dispensations – noted that Cllr Graves related to applicant, S/0088/18/CM.

18P/025. Minutes – to resolve that the minutes of the Committee meeting held on 25th January 2018 be signed as a correct record. Cllr Smith arrived at 7.33pm. Minor amends to 18P/013 and 18P/015. **RESOLVED**

18P/026. Planning Applications:

- **S/4548/17/OL** - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, Land at Oakington Road, Cottenham. **AMENDMENT:** Addendum to foul drainage and utilities assessment and travel plan. Concerned that amendments put forward show no improvements to objections previously raised, no further details relating to surface water drainage/flood risk have been submitted, hydraulic assessment predicts significant increase in flooding. Detailed design required to investigate further the existing sewer capacity – no additional flow can be connected without causing serious detriment. Travel plan states walk catchment of the site is a maximum walk distance of 2 km, equivalent to a 25 minute journey; 50 minutes both ways – cars likely to be used instead. CPC recommends refusal. **REFUSED.** If Officer minded to approve we would like the application to go to Committee. Cllr Morris to respond.
- **S/0208/18/FL & S/0209/18/LB** - Proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham. Nothing appears to have changed from original application, CPC recommends refusal, original objections remain, **REFUSED.**
- **S/0172/18/PA** - Prior approval for a proposed change of use of agricultural buildings to two dwellinghouses (Class C3) and for associated operational development, Fenleigh Farm, Smithy Fen, Cottenham. Concerned that application states not in flood zone, EA say flood zone 3. CPC recommends approval, **APPROVED.**
- **S/4359/17/FL** - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 313 High Street, Cottenham. CPC recommends approval, **APPROVED.** Noted that 309 High Street will apply separately as is a listed building.
- **S/0186/18/FL** - Remove the existing 5.5x3m UPVC conservatory, and replace it with a smaller 3.3x3m solid roof extension/garden room, 8 Cundell Drive, Cottenham. CPC recommends approval, **APPROVED**
- **S/4313/17/FL** - The change of use of land to residential with the demolition of the existing building, and construction of a single dwelling, The Orchards, Beach Road, Cottenham. CPC recommends refusal, **REFUSED.** Reasons: site within green belt, conflicts with emerging NP Plan, outside village framework, in open countryside (DP7 GB/1). If Officer minded to approve we would like the application to go to Committee.

- **S/0088/18/CM** - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham. Access statement states HCVs will use haul roads eastwards, with no village through-traffic. HCVs will cross Long Drove to Amey, on to A10 roundabout, estimated 25 trucks per day over a 10-15 year period. Concerns as to where restoration waste will come from and what the waste will contain. CPC recommends refusal, **REFUSED**. If Officer minded to approve CPC would like conditions added that all traffic to and from the site travels via the A10, assurances that non useage be enforced of Twentypence Road and Long Drove (except for crossing), more detailed information required on management of site and types of waste.

SCDC Decisions:

Approvals

- **S/3013/17/FL** – Lean to extension to a portal framed livestock building, Land to the north of the bungalow, Causeway Farm, Smithy Fen, Cottenham – noted.
- **S/3365/17/FL** – Single storey side extension to replace existing rear conservatory, 13 Bullfinch Way, Cottenham – noted.
- **S/3981/17/FL** – Single storey extension and re-roofing, 9 Dunstal Field, Cottenham – noted.
- **S/3494/17/FL** – Single storey rear extension, 9 Broad Lane, Cottenham – noted.

HMI Decisions:

Approvals

- **S/1225/17/OL** – New dwelling, Land between 117 & 123 Histon Road, Cottenham – noted.

Tree Orders:

- **S/0225/18/TC** - Tree Works to walnut tree in the rear garden as per application, 5 Corbett Street, Cottenham – noted.

18P/027. SCDC Local Plan consultation – consider responding to consultation on main modifications to SCDC Local Plan (by 16th February 2018) deferred from previous meeting – Cllr Morris outlined points relevant to Cottenham. Resolution for Cllr Morris to respond with CPC’s endorsement, **RESOLVED**.

18P/028. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 5/16 – tree planting day? YES. Case 6/16 – Clerk and Cllr Morris have met with Conservation and Enforcement Officers; aerial surveys show no imminent danger to public; to improve/reduce any further deterioration s215 Notice to be executed. Cllr Collinson thanked Cllr Morris and Clerk, but still nebulous – no dates given. Case 9/16 – can be removed (being dealt with by company involved). Case 1/18 Cllr Morris to update on 9th February. Case 5/17 update expected from Enforcement mid-March.

18P/029. Date of next meeting – 22nd February 2018

18P/030. Close of meeting – 9.07pm

Signed _____ (Chair) Date _____

18P/035. Planning Applications:

- [S/0380/18/FL](#) - Demolition of rear single storey lounge, new 2 storey rear extension, single storey carport/covered ramp and infill under existing side roof, 35b Rooks Street, Cottenham
- [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
- [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, Cambs, CB248TW AMENDMENTS to the landscaping scheme, internal roads and house types, including the addition of one affordable home to Part M Standards, revised housing mix.
- [S/0039/18/FL](#) & [S/0040/18/LB](#) - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 309, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8TX
- [S/3072/17/FL](#) - Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham, Cambridge, CB24 8XY. **AMENDMENT** – drawings amended to show proposed extension set away from shared boundary by a further 0.075 metres.
- [S/0012/18/OL](#) - Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping, Land Off Beach Road, COTTENHAM, CB24 8RL. **AMENDMENT** - Amended Ecology Report

SCDC Decisions:

Approvals:

- [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
- [S/4332/17/FL](#) - Change of use from disused caretakers bungalow (C3) to special needs unit (D1), Cottenham Village College, High Street, Cottenham
- [S/4183/17/FL](#) - Extending current garage, 3 Willow Grange Cottages, Ely Road, Chittering, Waterbeach, Cambridgeshire, CB25 9PL (with conditions)
- [S/0164/18/NM](#) – Non material amendment of planning permission [S/3356/16/FL](#), 40, Church Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SN

Refusals:

- [S/3796/17/FL](#) – Dwelling, Haelan Feld Farm, Twentypence Road, Cottenham