

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd June 2017

17P/113. Minutes



DRAFT Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 8th June 2017 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Morris, Nicholas, Ward, Young and the Clerk

17P/101. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work) and Wilson (holiday).

17P/102. Any Questions from the Public or Press – Standing orders to be suspended – none present.

17P/103. 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. (NB this does not preclude any later declarations).* Noted that none received.

17P/104. Minutes – Resolution that the minutes of the Committee meeting held on 18th May 2017 be signed as a correct record. **RESOLVED.**

17P/105. Planning Applications:

- **S/1818/15/OL** - Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses, Land off Rampton Road, Cottenham (**Revised information has been submitted in relation to the application that is currently at appeal**). Cllr McCarthy arrived at 7.33pm. Cllr Morris read out the Inspectors comments from the appeal adjournment which is the reason for the amended material. It was noted that the amendments are unclear. Cllr Morris stated that the roundabout design has been included from the later application (S/1411/16/OL) plus information from the transport assessment and the number of houses reduced to 200. CPC recommends refusal. **REFUSED.** Reasons: Previous objections retained. Cllr Morris to draft response.
- **S/1587/17/FL** – Single storey rear extension, 22 Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1699/17/FL** - Proposed First Floor Extension & Alterations. Replacement front porch, The Echo, 127, Histon Road, Cottenham. Objection letter from neighbour read out. Agreed that there would be a loss of light and that the request for a light survey is reasonable. Extension won't enhance the street scene and the design is ungainly and unsympathetic to the existing building. CPC recommends refusal. **REFUSE.** Reasons: Contrary to DP/2 1a and 1f. Light survey required.
- **S/1718/17/FL** - Rear single storey extension to dwellinghouse, 6 Goldfinch Drive, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1133/16/FL** – Erection of Manager's dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham (amendment). Noted that applicant is a member of the Parish Council and is being advised by Birketts. Essential for the business that the owners live on site. Simplified dwelling design is more acceptable. CPC recommends approval. **APPROVED.**
- **S/1130/16/FL** – Erection of barn (for non-agricultural grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham (amendment). Noted that applicant is a member of the

Parish Council and is being advised by Birketts. Building is essential to the function of the enterprise. CPC recommends approval. **APPROVED.**

- **S/1857/17/FL** – Proposed new 2 storey rear extension, 40 Telegraph Street, Cottenham. Concerns raised about bulk/mass/scale. It should be subservient and proportionate to the existing building and is in the conservation area. Not architecturally acceptable. Loss of light to adjoining property. CPC recommends refusal. **REFUSED.** Reasons: Contrary to DP/2 1a and 1f; not subservient to existing building; contrary to DP/3 2j. Should Officer be minded to approve we would like the application brought to Committee.
- **S/1909/17/FL** - Proposed two storey side extension including replacement of existing garage, 305 High Street, Cottenham. No Design & Access statement has been provided. Building is in the setting of listed buildings and the war memorial and the affect on heritage assets has not been properly assessed. Extension does not fit with the streetscene. Highway safety – no visibility splays. Affect on neighbouring amenity. CPC recommends refusal. **REFUSED.** Reasons: Contrary to CH/4, 3.3 of the SPD, DP2 1a and 1f. Should Officer be minded to approve we would like the application brought to Committee.

SCDC Decisions

Approvals:

- **S/1327/17/NM** – Non-material amendment to change the extension roof material to Welsh slate, 250 High Street, Cottenham
- **S/1129/16/FL** – Construction of fishing lake, Chear Fen Farm, Long Drove, Cottenham
- **S/1131/16/FL** – Erection of rifle range (full bore), Chear Fen Farm, Long Drove, Cottenham
- **S/1132/16/FL** – Erection of rifle range (small bore), Chear Fen Farm, Long Drove, Cottenham
- **S/1127/16/FL** – Erection of new clubhouse, Chear Fen Farm, Long Drove, Cottenham
- **S/1216/17/FL** – Alteration and extension of existing 3 bedroom dwelling, 34 Dunstal Fields, Cottenham
- **S/1135/17/VC** - Removal of condition 2 (Agricultural occupancy) of planning permission S/1217/87/OL, 100 Histon Road, Cottenham

Tree Orders:

- **S/1691/17/TC** - 1. Hedge on right hand side of drive - trim front face and reduce to 2.4m, clear arisings 2. 2no Ash trees on right hand side - fell to ground level and treat 3. Leyland cypress hedge rear of summer house - reduce height to 2.4m and trim face 4. 3no large Leyland cypress on far end boundary - reduce height to 4.5m to match other stumps 5. 2no Oaks, Plum and Horse Chestnut - prune to clear cable by 3m 6. Field Maple and Corkscrew Willow - prune to clear cables by 5m 7. 3no Birch trees - reduce height to approximately 10m, 43 High Street, Cottenham. Would like information as to why the ash trees are being removed. CPC recommends approval subject to Trees Officer comments.
- **PP-06066925** - 1. Variegated Holly rear of house - prune to a dome and Holly towards rear boundary, reduce approximately 3no upright stems by half and create a domed shape. 2. Fig and small Apple - prune fig hard from neighbours side removing overhang, and prune garden side to reduce spread (towards house only, leave width). Clean out remaining crown, clear wall and remove Apple tree and treat. 3a. Large ivy covered Cherry with tree house, infected with Ganoderma at base - sectionally dismantle to ground level, leave all wood in log lengths for your use, 294 High Street, Cottenham. CPC recommends approval subject to Trees Officer comments.

Withdrawn

- **S/1128/16/FL** – Change of use of land for the stationing of mobile homes for holiday use, Chear Fen Farm, Long Drove, Cottenham

- 17P/106. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Update to case 6/16 – SCDC are seeking quotes for remedial works to remove loose material from the front elevation and works to the chimney which appears to be falling apart. New case – 7/17 – has been referred to Enforcement and they will investigate.
- 17P/107. Right to Challenge** – Consider submission of expression of interest in running Council services. Item deferred.
- 17P/108. Date of next meeting** – 22nd June 2017
- 17P/109. Close of meeting** – 9.10pm.

Signed _____ (Chair) Date _____

17P/114. Planning Applications:

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- [S/1815/17/VC](#) – Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, 32/34 Rampton Road, Cottenham
- [S/1920/17/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
- [S/2001/17/FL](#) – Proposed dwelling, HAELAN FELD Farm, Twentypence Road, Cottenham
- [S/2046/17/FL](#) – Rear single storey extension including part demolition of existing extension + new covered entrance porch, 7 Ellis Close, Cottenham
- [S/2079/17/LD](#) - Lawful Development Certificate for proposed single storey rear extension, 11 The Herons, Cottenham
- [S/2090/17/VC](#) – Variation of Condition 10 (visibility splays) of planning permission S/2530/16/FL for a new 3 bedroom dwelling and associated parking, 33 Margett Street, Cottenham

SCDC Decisions

Approvals:

- [S/1441/17/FL](#) – Single storey rear extension, 20 Lyles Road, Cottenham
- [S/1278/17/LB](#) – Replacement of 3 timber casement windows with matching windows, 82 High Street, Cottenham
- [S/0538/17/FL](#) – Erection of a dwelling, 214 High Street, Cottenham
- [S/0539/17/LB](#) – Demolition of workshop, 214 High Street, Cottenham
- [S/1225/17/OL](#) – New dwelling, Land between 117-123 Histon Road, Cottenham

Withdrawn

- [S/2517/16/FL](#) – Change of use Change of use from A1 to mixed use A1/A3, 230 High Street, Cottenham

17P/116. Right to Challenge

A national initiative called Community Right to Challenge was introduced under the government's Localism Act and gives voluntary and community groups, charities and parish councils the opportunity to make formal expressions of interest in running council services if they believe they can provide them in a more efficient, responsive or cost-effective way. The period to put forward an expression of interest is now open and local groups have got until the end of July to challenge for the running of our services. services. Visit www.scams.gov.uk/content/community-right-challenge for more information.