

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**22<sup>nd</sup> March 2018**

## 18P/050. Minutes

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 8<sup>th</sup> March 2018 at 7.30pm

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

**In attendance:** 6 members of the public

- 18P/039. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (personal), Mudd (sick), Smith (sick) and Young (sick).
- 18P/040. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 spoke regarding S/0582/18/OL. Has sent letter of objection to the Case Officer. In addition to those comments they raised concerns about the precedent for planning; a plot has been left out of the development which could be used in future as a second access to further development. Resident 2 raised concerns about the nuisance nature of the conifers. Since 2000 there have been 17 incidents relating to the trees. They are out of control and cause nuisance and to devise a development whereby the hedge is crucial will cause more issues – hasn't been maintained properly for the past 18 years so no guarantee that it will be going forward. Resident 3 mentioned that they had to take out an order to get the trees trimmed. They shouldn't be more than 2m in height however the application mentions differing criteria. Resident 4 has lived in Ellis Close for 40 years. Due to current buildings works on a neighbouring property there is chaos in the road, particularly due to the narrowness. If taking away garage it will cause further parking issues. Resident 5 also expressed concern about the extra strip of land being left out of the current proposals; this runs behind her house. Plans themselves look good but the driveway for no. 13 runs across the front of her property so there is the potential for a lot of extra vehicles to be passing by. Worried about the narrow bend on the Close which is already problematic. Lots of elderly residents and kids live in the Close so there could be a danger to them from additional traffic. Standing Orders reinstated 7.41pm.
- 18P/041. To accept Declarations of Interest and Dispensations** – *i. To receive disclosures of pecuniary & other 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).* None received.
- 18P/042. Minutes** – Resolution that the minutes of the Committee meeting held on 8<sup>th</sup> February 2018 be signed as a correct record. **RESOLVED.**
- 18P/043. Planning Applications:**
- **S/0582/18/OL** - Outline planning permission for two dwellings with all matters reserved, 13 Ellis Close, Cottenham. Cllr Morris referenced the emerging Local Plan H/15 policy on residential gardens. Has spoken to a solicitor regarding the covenant and it may have run out but it could be worth residents following this up with the College. Discussions regarding size of the dwellings in relation to the plot, poor access, lack of parking/turning for No. 13, highway safety, traffic generation, layout/density, loss of visual amenity, overlooking. Proposals are out of character with existing properties and would dominate the bungalow. Noted that the AECOM Housing Needs Assessment recognises a need for 1-2 bedroom flats and 2-3 bedroom houses; not 4 bedroom properties. Standing Orders suspended 8pm. Residents 4 and 5 invited Cllrs to attend Ellis Close to see the issues. Cllr Morris suggested asking the Case Officer to visit the site. Standing Orders reinstated 8.01pm. CPC recommends refusal of this application on the following grounds: contrary to D/2 1f, DP/2 2m, DP/3 2j, DP/3 1b, DP/3 1c, DP/3 1f and DP/3 2k plus the emerging Local Plan policy H/15. Would like application to go to Committee if Officer minded to approve. Cllr Morris outlined the planning process for the benefit of residents and recommended that they contact the local District Councillors. Standing Orders suspended 8.06pm. Resident 1 asked if it would be better for residents to speak to the District Councillors separately or as one body. Cllr Collinson said it would be better to submit as many separate letters as possible. Resident 1 asked if it would be too late, if application were to get outline approval, to argue against it at reserved matters stage. No, and policy H/15 may be in force by then. Resident 2 mentioned

the AECOM report and noted the need for no 4 bedroom houses. Cllr Nicholas noted that the pre-application advice hadn't been made available. Standing Orders reinstated 8.13pm.

- **S/0160/18/LB & S/159/18/FL** - Works to carport, removal of pool insulation and excavation of pond, and erection of potting shed and greenhouse. Repairs to Listed building. 3, Elm Barns, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0608/18/FL & S/0609/18/LB** - Removal of existing garage doors to street elevation of single storey garage extension and replacement with black horizontal cladding and vertical windows. Removal of two windows to rear elevation of single garage extension and addition of glazed screen. Existing side wall blocks replace with metal railing, 41 Denmark Road, Cottenham. Cllr Collinson expressed concerns about loss of parking. CPC recommends approval. **APPROVED** with condition that the gym isn't turned into a separate annexe/living accommodation at a later date.
- **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 (Manor Oak). **Amended Landscape & Visual Impact Assessment**. No further comments; previous comments apply.

#### Tree Orders:

- **S/0662/18/TC** - 21b Corbett Street – T1 - Willow: FELL, the tree recently lost a large branch in the recent winds, leaving the crown unbalanced and weighted towards no.21's garage and garden. **NB: already decided under 5 day notice given dangerous state of tree**

#### Information Only:

- **S/4129/17/FL** - Remove existing shed and replace with larger timber shed, 54 Pelham Way, Cottenham. **AMENDMENT: Amended side elevations**
- **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 off Oakington Road, Cottenham (Bellway)

#### SCDC Decisions:

##### Approvals

- **S/4022/17/OL** - outline planning permission for one dwelling with all matters reserved apart from access, 17 Orchard Close, Cottenham
- **S/4325/17/FL** - Front Porch and Two Storey Side Extension, 1 Twentypence Road, Cottenham
- **S/4396/17/FL** - Proposed two storey rear extension and internal alterations, 38 Histon Road, Cottenham
- **S/4423/17/FL** - Conversion of the existing garage to the annexe into an additional bedroom to provide a two bedroom dwelling, Annexe, 46 Telegraph Street, Cottenham
- **S/4331/17/FL** - Two storey extension to side of existing dwelling house, 26 Courtyard Way, Cottenham

##### Withdrawn

- **S/3551/17/OL** - Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved. Land north east of Rampton Road, Cottenham

**18P/044. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk to follow up response re. case 2/18.

**18P/045. Date of next meeting** – 22<sup>nd</sup> March 2018

**18P/046. Close of meeting** – 8.35pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_

## 18P/051. Planning Applications:

- [S/0791/18/FL](#) - Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure, Land between Cody Road and railway, north of Waterbeach
- [S/0729/18/FL](#) – Single storey front extension, 62 Lyles Road, Cottenham
- [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.  
**AMENDMENT: Revised flood risk assessment**
- [S/0637/18/FL](#) – Two storey extension with a new side entrance and entrance lobby, 358 High Street, Cottenham
- [S/0725/18/FL](#) - Conversion of outhouse to studio annex, 19 Broad Lane, Cottenham
- [S/0798/18/FL](#) – Single storey front extension, 7 Males Close, Cottenham
- [S/0784/18/FL](#) - Single Storey Rear Extension & Internal Alterations, 21 Crowlands, Cottenham
- [S/0833/18/PA](#) - Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Haelan Field, Twentypence Road, Cottenham

### Information Only:

- [S/0834/18/PA](#) – Prior approval for a proposed single storey rear extension, 1 Twentypence Road, Cottenham
- [S/0929/18/DC](#) - Discharge of conditions 3 (materials) and 4 (Method statement) of planning permission S/4359/17/FL, 313 High Street, Cottenham

### SCDC Decisions:

#### Approvals

- [S/4585/17/FL](#) - , Proposed Two Storey Side Extension and Single Storey Rear Extension, 1 Church Lane, Cottenham
- [S/4129/17/FL](#) - Remove existing shed and replace with larger timber shed, 54 Pelham Close, Cottenham
- [S/4359/17/FL](#) - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 313 High Street, Cottenham
- [S/0186/18/FL](#) - Single storey rear extension, 8 Cundell Drive, Cottenham
- [S/3072/17/FL](#) – Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham
- [S/4422/17/FL](#) - Single storey side and rear extension, 15 Ellis Close, Cottenham
- [S/3615/17/RM](#) - reserved matters for the 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 (Bellway)

#### Withdrawn

- [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/0040/18/LB](#) - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 309 High Street, Cottenham