

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd September 2016

16P/162.



Planning Committee Meeting Minutes

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

Present: Cllrs Morris (Chair), Bolitho, Graves, Nicholas and Ward and the Clerk

In attendance: 3 members of the public

16P/150. Chairman's Introduction and Apologies – apologies accepted from Cllrs Collinson (sick) and Mudd (sick)

16P/151. Any Questions from the Public or Press – Standing orders to be suspended 7.31pm. Resident spoke regarding S/2117/16/FL. The development is directly behind their property on Sovereign Way. Amenity would be affected since their main rooms are to the rear of the property and would therefore be overlooked; there would be a loss of privacy and light. There is a small window on the back of the proposed properties which potentially would overlook their garden. Believe this is over development of the site and constitutes backland development in a conservation area. Denmark Road is linear in nature and the proposals go against this design. They have also seen hedgehogs in the rear garden which are a priority species. Second resident spoke against the demolition of 2 Denmark Road which is in the conservation area. Concerned that this would set a precedent. Considered it to be over development of the site. He also spoke in relation to S/2109/16/FL. Can't find SCDC lamppost notices regarding the application and only 2 residents from Cundell Drive have been directly notified despite the proposal affecting the whole street. Noted that the original outline application implied that the house had a garden but this isn't the case with the full application. The house has only got one parking space which would mean a second vehicle parking on the road, close to the entrance of Cundell Drive. Wanted to know how the property would be built without considerable disruption to residents of Cundell Drive. Roadway is a brick construction which would need to be lifted to put in services etc. Standing Orders reinstated 7.40pm.

16P/152. 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* – none received.

16P/153. Minutes – Resolution that the minutes of the Committee meeting held on 18th August be signed as a correct record. **RESOLVED.**

16P/154. Planning Applications:

- **S/2117/16/FL** - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham. PPG 15 requires a structural engineers report to demolish a house in a conservation area and there isn't one with this application. The Design & Access statement says that the property is in poor condition but nothing is mentioned about actual structural problems. It was noted that the property is a good example of a traditional workers cottage in the village; it is also in a prominent location, being close to the war memorial. The visibility splays may need to be 70m due to the location. A previous application was withdrawn and a highways report stated there were problems with the proposed splays at that time. Location is close to a main junction and concerns were raised about potentially 8 vehicles exiting onto the road in this location. Would set a precedent for backland development. A recent application (S/1723/16/FL) for Broad Lane was refused on environmental impact grounds (noise) due to the adjacent

industrial estate; there are similar issues with this site affecting the 2 rear properties. Cars accessing plots 4 & 6 will affect the residential amenity of plots 2 & 8. CPC recommends refusal. **REFUSED**. Reasons:

Demolition – there is insufficient evidence provided of structural problems and the property is a good example of the traditional Cottenham workers cottage. Independent structural engineers report required. Even if the property is proved to be unsound, there need to be measures in place to reuse materials as per PPG15.

Design – not convinced that the design of the new builds are adequate in design.

Access – the 4 properties would access directly onto Denmark Road, too close to the junction with the High Street.

Backland development – extra traffic and over development of the site in a Conservation Area. Contrary to SPD 2.8 and 2.9. Cottenham also has a strong linear street design. Additionally the 2 rear properties are close to an industrial estate which could impact residential amenity. Loss of privacy and overlooking to properties in Sovereign Way. There is no light survey provided and given the orientation of the 2 rear properties they would impact on the light of properties in Sovereign Way.

CPC would like this application referred to the SCDC Planning Committee.

- **S/2109/16/FL**– Dwelling, 33 Telegraph Street, Cottenham. Concerns raised that only 1 parking space indicated on the plans. Cllr Nicholas noted that the location of the house on the plot is a different line to those on Cundell Drive which means the window will overlook the neighbouring property. CPC recommends refusal. **REFUSED**. Over development of the plot, number of parking spaces allocated are less than required (1 instead of 2), property is in the Conservation Area therefore the design is out of character. Standing Orders suspended 8.30pm. Resident reiterated construction issues. Standing Orders reinstated 8.30pm. CPC suggest that conditions are put in place regarding construction vehicles so that neighbouring properties aren't inconvenienced and access maintained to Cundell Drive.
- **S/1591/16/LB** – Retrospective application for gate, The Old Rectory, 2 High Street, Cottenham. Objection received from resident citing highways safety issues. CPC recommends approval. **APPROVED**.

SCDC Decision Notices:

Approved

- **S/1628/16/LB** - The demolition and removal of a small dilapidated outbuilding at the north side of the churchyard, All Saints Church, High Street, Cottenham
- **S/1503/16/FL** – Proposed dwelling, alteration and modernisation of existing dwelling including loft conversion. Extended dropped kerb and parking to frontage plus removal of existing single garage, 11 Oakington Road, Cottenham
- **S/1768/16/FL** – Proposed single storey rear extension and first floor front extension, 6 Pelham Way, Cottenham
- **S/1348/16/FL** - Second storey side extension over existing garage, 7 Goldfinch Drive, Cottenham
- **S/1676/16/LD** - Lawful development certificate for proposed installation of two rooflights on the south east elevation, 86 Rampton Road, Cottenham
- **S/0106/16/FL** – Retention of extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham

Refused

- **S/1723/16/FL** - Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings, Unit F, Broad Lane, Cottenham

HM Inspectorate

Refusal

- **S/0269/16/FL** – Two storey rear extension to dwellinghouse, 15 New Town, Cottenham

Tree Orders

- 300 High Street – 6x lime trees to front boundary reduce crowns by 30% and raise crowns over road by 5m, remove epicormic growth and thin remaining crowns by 10%. 1x lime tree (RHS of drive), crown reduce by 30%, lift to 5m over driveway, remove epicormics growth and thin remaining crown by 15%. Approved subject to Tree Officer comments.

- 16P/155. Enforcement** – Clerk outlined updates from Enforcement Officers. Regarding Gothic House, Charlie Swain has been in contact with Andrew Dearlove from Building Control who has proposed similar repairs to those done previously. Enforcement will also discuss with Conservation what can be done as to the future of the building moving forward; the most extreme measure would be compulsory purchase. Cottenham Tyres (210 High Street) do require planning consent and this will be progressed. 236 High Street are works that are being carried out in order to save the building from collapse. Roof tiles have been removed to reduce the weight whilst the rear wall is being rebuilt and original materials will be used. This work does not require planning consent, only building regs which are in place have.
- 16P/156. Old Labour Hall** – consider submitting letter to Enforcement to request remedial works to rear of property – Clerk to write letter expressing concern about the state of the rear garden and request clearance within a reasonable amount of time (2 months).
- 16P/157. Date of next meeting** – 22nd September
- 16P/158. Close of meeting** – 8.45pm.

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- [S/2267/16/FL](#) – Single & two storey side extension, 53 Histon Road, Cottenham
- [S/2180/16/FL](#) – First floor front extension, 20 Pelham Way, Cottenham
- [S/2329/16/FL](#) – Demolition of existing garage and erection of single storey rear extension, 84 Histon Road, Cottenham
- [S/2355/16/LB](#) - Part removal of internal modern block wall to ground floor hallway, 86 High Street, Cottenham

SCDC Decision Notices:

Refused:

- [S/2037/16/OL](#) - Outline planning permission for the erection of a dwelling garage with some matters reserved except for access, Land to rear of 160, Histon Road, Cottenham

Withdrawn

- [S/3065/15/OL](#) – Demolition of old farm barns and construction of a 2/3 bed log cabin dwelling for a smallholding/garden nursery business, Land to the west of Lost Acres, Twentypence Road, Cottenham

Tree Orders

9 Church Close – T1: horse chestnut – too close to fence, causing damage - remove. T2, T3, T4, T5: silver birch – too big/tall, causing blocked drains, gutters and overshadowing smaller trees + too close to dwelling – remove. T6 & T7: conifers – too close to dwelling and overshadowing smaller rowan and fruit tree – remove.

16P/164. Enforcement update

Ongoing:

Jolly Millers – Tree Officer has issued a voluntary replanting notice with works to be undertaken between Oct 16 – March 17. CPC to report to Ian Lorman on status of works in January 2017.

Three Horseshoes – Owner will shortly receive letter from Enforcement requesting that the wall is repaired as soon as possible. Charlie will let us know when he has received a timetable for the works. As to the storage of bricks these are to be used in connection with works on site therefore no further action can be taken. Clerk has queried what those works are because there is no visible sign of anything going on and the bricks have been in situ for some considerable time. **Waiting update.**

Co-op – The additional two signs to the front fascia, security bollard advertising and the free-standing advertising units all require advert consent. A letter has been raised by Enforcement requesting that either they remove them or apply retrospectively for advert consent. There are obviously no guarantees that they would get support for them but the Parish will of course be consulted in any event. **Waiting update.**

50 Lambs Lane – The cars are not in breach of planning and currently the garden does not justify a S215 amenity notice. The informal advice on this case is that the Parish should raise a general letter of concern to the owner. This could then be used at a later date should the site deteriorate. Clerk has queried how much worse the site would need to get before a S215 would be justified. **Waiting response.**

Old Labour Hall – issue of rear garden has been raised. Not bad enough for a s215 notice but we can write to the owner ourselves requesting that they tidy it up within a reasonable amount of time. Failure to comply could result in a Community Protection Notice being issued but Enforcement would need a copy of the letter as part of the evidence. **Clerk has now written via Enforcement.**

CVC – 3 trees removed from the front of the property. Has been agreed that these will be replaced, preferably with something more climate suitable and disease resistant. Potentially up to 6 half or full standard trees will be planted (6-8ft tall). Richard Rice (CCC) working with Ian Lorman (SCDC) regarding replacements.

Gothic House – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians. Building Control are requesting similar repairs to those done previously. Enforcement to speak to Conservation to see what can be done long term.

Cottenham Tyres & Autocentre – replacement metal shutters have been installed. **Planning required and this is being progressed.**

For info:

Barbers – new shop replacing the old sweet shop on High Street. Signage has been installed without permission.

16P/165. Cambridgeshire ACRE AGM

Cambridgeshire ACRE's Annual General Meeting which is being held on **Tuesday 27 September 2016**, from **2.00pm – 5.45pm**, at our new offices at **72 Market Street, Ely, CB7 4LS**.

The AGM will give you the chance to hear about the Organisation's work through the year and also to network with representatives from other communities, whilst enjoying refreshments.

We are opening the office for the afternoon and, as well as attending the AGM, there will be an opportunity to attend a 1:1 advice session of your choice. Our expert staff will be available to help you on a wide-range of topics including the provision of affordable housing in villages; neighbourhood planning; managing community buildings; applying for funding; managing and recruiting volunteers; developing heritage, arts and cultural projects; and the best way to undertake community consultation. So if you need advice on a community matter; want to develop a new project or simply wish to explore a new idea, please book one of the available half-hour slots available both before and after the AGM. To find out more about the advice that will be on offer, please [click here](#).

If you don't want an individual advice slot, we would encourage you to come along to a pre-AGM session on membership of Cambridgeshire ACRE. A recent membership survey has shown that some members are not making the most of the benefits that are available to them. This session will be led by Kirsten Bennett, Chief Executive and the Trustees of Cambridgeshire ACRE to raise our non-members and members' awareness of the support available. After a short presentation there will be time for discussion and we would like to hear from you how Cambridgeshire ACRE can help its members in the future.

The programme for the afternoon will be as follows:

2.00 pm - 3.30 pm	Individual Advice Session (2.00 pm - 2.30 pm)	Making the most of your membership (2.15 pm - 3.15 pm)
	Individual Advice Session (2.45 pm - 3.15 pm)	
3.30 pm - 4.15 pm	AGM	
4.30 pm - 5.45 pm	Individual Advice Session (4.30 pm - 5.00 pm)	
	Individual Advice Session (5.15 pm - 5.45 pm)	

16P/166. Flood Awareness Questionnaire

The Cambridgeshire County Council Flood and Water Team are working with the Environment Agency to develop an understanding of the flood risk awareness in communities across Cambridgeshire.

As the Parish Council are representatives of the community, we thought it best to contact you in order to scope these details. We are interested in this information in order to help us implement a scheme to develop community resilience. This could include, creating Community Flood Action Groups and delivering other such measures with interested parishes. The involvement of the Parish Council is very important to us and your localised knowledge is vital in the development of community resilience to flood risk. With this in mind, it would be very much appreciated if you would take the time to complete the attached questionnaire, perhaps it could be an item for discussion at an upcoming Parish meeting.

There are many parishes within Cambridgeshire that have experienced flooding in the recent past and many of you will recognise the importance of being aware of flood risk within the community. Flood risk awareness is the first step to being prepared for a flooding event, however there are other precautions that can be put in place to increase the preparedness and resilience of the community; Community Flood Action Groups are one such way.

A Community Flood Action Group is a group of local volunteers who focus on improving flood resilience and minimising the effects of flooding within their communities by implementing preparedness measures and sharing information. They represent the community and work in partnership with other authorities (e.g. Councils, Environment Agency, water companies) to highlight issues and work together to resolve them. There are many examples of these groups across the country, and you may already have a group in your community (please share your experiences if so). The National Flood Forum website (nationalfloodforum.org.uk) has many examples of these groups and offers advice on how to develop one. Our aim is to support you in the creation of these groups and working together in the future.

It is important to highlight that this is currently an interest scoping exercise and following submission of questionnaires from Parish Councils, we will be in contact with further details based on your responses. We look forward to hearing your thoughts and are happy to answer any questions that you have.

Once you have completed the questionnaire please kindly send it to back to this email address **by the 10th October 2016**. If you require a questionnaire in a different format (e.g. paper copy) please don't hesitate to ask.

Kind regards,

Rebecca Roberts

16P/167. Waterbeach Barracks Development

Dear Jo,

I wanted to introduce myself as the main contact for the re-development of the Barracks and Airfield at Waterbeach.

We are planning our next round of consultation and exhibitions, and while we have focussed on Waterbeach residents previously, we were keen to involve and invite the villages around the site in the evolving plans.

We would be very happy to come along to a Parish Council or Planning meeting to introduce ourselves and the plans we have evolved to date, and to answer questions and listen to issues and aspirations.

We are also keen to take advice from the Parish Council about inviting residents to our next event which we are running on 29 and 30 September and 1 October. We are about to undertake some door drops and local advertising about these events, and were keen to ensure the Parish Council were aware of that. We are also looking at setting up a free bus connection to the events, to ensure everyone who wants to is able to come along.

I would welcome the chance to discuss whether the Parish Council would feel the bus service would be helpful and to agree some locations. Are you the best contact to talk to about that?

As I say, we would be very happy to come and talk to the Parish Council about the plans, and to ensure that we can promote the opportunity to find out more and shape the development to your residents. I am very happy to come up and meet you to discuss this further, or meet up on site with any councillors in advance of the consultation events, or your next meetings.

My full contact details follow below, and there is further information about the plans – including our latest newsletter – on the website at www.waterbeachbarracks.co.uk , but I can also provide hard copies of our various reports and newsletters when we meet.

Please let me know how the Council want to take this forward.

Many thanks and best wishes

Becca

NB: the bus idea has now been dropped.