

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**23<sup>rd</sup> August 2018**

## 18P/141. Minutes.

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 9<sup>th</sup> August 2018 at 7.30pm

**Present:** Cllrs Kidston (Chair), Bolitho, Collinson, Graves, Wilson and the Clerk

**18P/130. Chairman's Introduction and Apologies** – *Apologies accepted from Cllrs Morris (holiday), Mudd (holiday), Nicholas (sick), Smith (holiday), Ward (holiday) and Young (work).*

**18P/131. Any Questions from the Public or Press – None present.**

**18P/132. To accept Declarations of Interest and Dispensations** – Noted that CPC are the applicant for items S/2705/18/FL and S/2702/18/FL.

**18P/133. Minutes** – Resolution that the minutes of the Committee meeting held on 19<sup>th</sup> July 2018 be signed as a correct record. **RESOLVED.**

**18P/134. Planning Applications:**

- **S/2705/18/FL** - Reconfiguration of the public play area to allow for the erection of a single storey, standalone nursery building, with additional car parking and access road modification, King George V Playing Field, Lambs Lane, Cottenham. Cllrs Collinson and Graves highlighted the lack of vehicular access to the building. Clerk confirmed that the current emergency access arrangements were via the Bowls/Pavilion gate then along the tree line. The Committee were happy with the building design and its relationship to the Pavilion design. CPC recommends approval. **APPROVED.**
- **S/2702/18/FL** - To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Field, Lambs Lane, Cottenham. Cllr Collinson raised concerns about the parish offices/meeting room being upstairs. CPC recommends approval. **APPROVED.**
- **S/2610/18/LB** – Removal of existing cupboard doors, construction of new en-suite WC and wardrobes, 35 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2479/18/FL** - Retrospective application for conversion of outbuilding to annexe, 101 High Street, Cottenham (AMENDMENT – description). CPC recommends approval. **APPROVED.**
- **S/2661/18/FL** - Proposed rear single storey and first floor extension to main house & garage conversion to existing double garage, 31, Telegraph Street, Cottenham. Concerns raised over use of the annexe. The design and access statement (section 4) states the downstairs space is for childrens toys but the building has a separate kitchen which could imply separate occupation. CPC recommend approval subject to the condition that the annexe is not to be sold as a separate dwelling or occupied by non-family. **APPROVED** subject to condition.
- **S/1923/18/FL** - Two storey side extension and single storey rear extension, 1, Twentypence Road, Cottenham (AMENDMENT – change of description). Noted that application already decided.
- **S/2711/18/FL** - Retrospective- Single storey side extension and double garage. Single storey rear extension with link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twentypence Road, Cottenham. Overall the extensions would appear in contraction to section 12 (Achieving well-designed places) of the revised July 2018 NPPF, and doesn't create a visually attractive development (paragraph 127b). It would also be contrary to DP/3m of the District Council Development Control Policies and cause harm to the open countryside and landscape character. It should also be noted that the development is outside the village framework. Consensus regarding the comment that the applicant didn't know planning permission was needed was deemed implausible given previous history of the site. Policy HG/6 c states that the extension should not lead to a 50% increase or more in the volume or gross internal floor area of the original dwelling. The cumulative affect of the proposed extensions is highly significant on the size of the property. If you look at the plot layout (drawing no. 14/1166/PL.01), whilst the existing building is in proportion to the other plots, the design and scale of the extensions would lead to it being dominant (as described in

section 4.1 of the SCDC Householder design guide - extensions). It is therefore contrary to HG/6d (the proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings). NB: it is noted that not all measurements are shown on drawing no. 14/1166/PL.31 (in particular the proposed large garden room, bedroom and dining room). Furthermore the notion of the applicant's plot (4) being linked to plot 3 by way of a rear extension is a little odd and requires further explanation. The proposed addition of the garden room with a further bedroom and bathroom along with associated rear access could easily lead to the ability to separate it from the main dwelling. This would be contrary to HG/6a of the District Development Control Policies. It is the recommendation of this Council that the works are ceased and that the site is returned to its original state. CPC recommends refusal. **REFUSED.**

#### **Tree works**

- **S/2871/18/TC** – Tree 1 - Acer Plantanoides – Fell; Tree 2 -Burmese Peeling Bark Cherry – Reduce Canopy by 2 metres; Tree 3 - Sliver Birch – Fell. 352 High Street, Cottenham. Subject to Tree Officer comments.
- **S/2954/18/TC** – Cherry – remove peg, clear TV aerial and roof by 1m, remove major deadwood and crown thin 15% (no reduction). 12 High Street, Cottenham. Subject to Tree Officer comments.
- **S/2953/18/TC** – Eucalyptus on left hand side of front garden – reduce to approx. 6m. 94 Rooks Street, Cottenham. Subject to Tree Officer comments.
- **S/2952/18/TC** – **Holly tree** – rear of house and beneath the crown of a large Ash tree – sectionally dismantle to ground level. 3 Cross Keys Court, Cottenham. Subject to Tree Officer comments.

#### **SCDC Decisions:**

##### **Approvals**

- **S/2015/18/FL** - Two Storey and Single Storey rear Extension, Braemar, 150 Histon Road, Cottenham
- **S/0172/18/PA** - Prior approval for a proposed change of use of agricultural buildings to one dwelling houses (Class C3) and for associated operational development, Fenleigh Farm, Smithy Fen, Cottenham
- **S/1941/18/FL** - Replacement and alterations to flat roof. Replacement windows. Installation of rooflights, Cottenham Community Centre, 250a High Street, Cottenham
- **S/1606/18/FL** – Replacement window to front elevation, 205-207 High Street, Cottenham
- **S/1925/18/FL** - Single storey rear extension, 95 Rampton Road, Cottenham

##### **Information Only:**

- **S/1816/18/DC** - Discharge of Condition 17 (Renewable Energy) of Planning Permission **S/1952/15/OL**, Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- **S/2521/18/DC** - Discharge of Condition 9 (Remediation Scheme) of Planning Permission S/2802/16/FL, Land north-west of 14 Ivatt Street, Cottenham
- **S/2548/18/DC** - Discharge of Condition 16 (Surface Improvement) of Planning Permission S/2802/16/FL, Land north-west of 14 Ivatt Street, Cottenham
- **S/2679/18/DC** - Discharge of Conditions 8 (Arboricultural Method Statement & Tree Protection), 10 (Biodiversity Enhancement), 11 (Foul Water & Surface Water Drainage) & 12 (Hard & Soft Landscaping) of Planning Permission S/4022/17/OL, Land to the rear of 17 Orchard Close, Cottenham
- **S/2780/18/DC** - Discharge of conditions 3 (Materials) and 5 (Visibility splays) of planning permission S/2109/16/FL, 33, Telegraph Street, Cottenham
- **S/2779/18/DC** - Discharge of conditions 14 (Surface water drainage) and 15 (Foul water drainage) of planning permission S/2802/16/FL, Land north-west of 14 Ivatt Street,

Cottenham. Concerns raised regarding the ditch and whether adequate drainage had been allowed. Cllr Graves stated that the ditch was more of a grip and was blocked when last checked. No details as to who will maintain the ditch. Permission to discharge would be required from the ditch owner.

- **S/2782/18/DC** - Discharge of condition 12 (Badger mitigation) of outline planning permission S/1606/16/OL, Land at Oakington Road, Cottenham, Cottenham (Persimmon)
- **S/2707/18/DC** - Discharge of Condition 7 (Contamination & Remediation) of Planning Permission S/0039/15/FL, 4 Lake House, The Lakes, Twentypence Road, Cottenham

**18P/135. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 6/16 – has been 2 years since first reported to SCDC and concerns as escalating regarding the safety of the building and possible danger to the public. Cllr Wilson noted that the back door was open and that the building required securing. Clerk to follow up with Andrew Dearlove (Building Control). Case 5/16 – need to decide in September (2 year anniversary) as to whether the site has improved enough to remove from list. Case 5/18 – waiting update regarding magistrates. Cllr Graves to give details of 2 new issues to Clerk.

**18P/136. Date of next meeting** – 23<sup>rd</sup> August 2018

**18P/137. Close of meeting** – 8.35pm



Jo Brook, Clerk  
2018

2<sup>nd</sup> August

## **18P/142. Planning Applications:**

- [S/2728/18/FL](#) - Demolition of B8 Industrial units and erection of 9 residential units, Unit F2, Industrial Estate, Broad Lane, Cottenham
- [S/2281/18/RM](#) - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon) (AMENDMENT: See covering letter and change of description)
- [S/3172/18/FL](#) - Change of use and conversion of existing two-storey barn to a residential dwelling (C3) and garage, Church Lane Farm, Church Lane, Cottenham
- [S/2081/18/FL](#) – Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beech Road, Cottenham (AMENDMENT: landscaping)

### **SCDC Decisions:**

#### **Information Only:**

- [S/2897/18/DC](#) - Discharge of Condition 18 (External Lighting) of Planning Permission S/1952/15/OL, Land at Oakington Road (Bellway)
- [S/2973/18/DC](#) - Discharge of Conditions 3 (Surface Water Drainage) & 4 (Materials) of Planning Permission S/1130/16/FL, Cambridge Gun Club, Chear Fen Farm, Long Drove, Cottenham
- [S/2972/18/DC](#) - Discharge of Conditions 3 (Surface Water Drainage) & 4 (Materials) of Planning Permission S/1133/16/FL, Cambridge Gun Club, Chear Fen Farm, Long Drove, Cottenham

## 18P/143. County Council Planning Committee

Dear Sir / Madam,

**APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION & DEVELOPMENT OF A WASTE RECOVERY FACILITY (WATERBEACH WASTE RECOVERY FACILITY – WWRF) AT LEVITT'S FIELD, WATERBEACH WASTE MANAGEMENT PARK (WWMP), ELY ROAD, COMPRISING THE ERECTION & OPERATION OF AN ENERGY FROM WASTE FACILITY TO TREAT UP TO 250,000 TONNES OF RESIDUAL WASTE PER ANNUM, AIR COOLED CONDENSERS & ASSOCIATED INFRASTRUCTURE: INCLUDING THE DEVELOPMENT OF AN INTERNAL ACCESS ROAD; OFFICE/WELFARE ACCOMMODATION; WORKSHOP; CAR, CYCLE & COACH PARKING; PERIMETER FENCING; ELECTRICITY SUB-STATIONS; WEIGHBRIDGES; WEIGHBRIDGE OFFICE; WATER TANK; SILOS; LIGHTING; HEAT OFF-TAKE PIPE; SURFACE WATER MANAGEMENT SYSTEM; HARDSTANDING; EARTHWORKS; LANDSCAPING; & BRIDGE CROSSINGS.**

**APPLICATION NO: S/3372/17/CW**

I am writing to you because you commented on the above planning application and to let you know that it is provisionally planned for the County Council's Planning Committee to consider this item at 10am on Monday 17 September 2018 at South Cambridgeshire District Council's Council Chamber, First Floor, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA. Should this meeting date and/or venue change, we will contact you again to inform you of the changes.

The officer's report will include a summary of the representations received and a copy of all the comments from individuals and residents' groups etc. will be made available for members of the Committee to read in full one week before the meeting. The officer report will be available to members of the Planning Committee and the public five clear working days ahead of the Planning Committee date on the County Council's website.

Meetings are open to the public and you are welcome to attend to listen to the debate. However, if you wish to speak at the meeting, noting the amount of interest in this application and the need to co-ordinate speakers etc., we are asking you to register in advance by contacting the Democratic Services Officer (**not the planning department**) at the **earliest opportunity**, but no later than Monday 10 September 2018.

Early engagement with the Democratic Services Officer (Mr Daniel Snowdon on 01223 699177 or by e-mail to [democraticservices@cambridgeshire.gov.uk](mailto:democraticservices@cambridgeshire.gov.uk)) and your Parish Council is strongly encouraged if you do wish to speak, so co-ordination can take place on the list speakers for each key topic. By planning this in advance, we are hoping that key groups / speakers will co-ordinate with each other to agree what they are intending to cover in their allotted 3 minutes. This should avoid the need for the Chairman to have to stop any speakers for repetition or any key concerns being missed for the Committee to hear. Our recommendation is that action groups and residents work with their Parish Council initially to co-ordinate their concerns, alongside registering to speak with the Democratic Services Officer. The registration form for speaking has been attached to this e-mail for ease of reference.

For this contentious application, each speaker will be given a full 3 minutes, rather than all objectors sharing a 5 minute slot which is standard practice. However, the full amount of time given to objectors, will also need to be given to the applicant / supporters to ensure a fair and balanced approach is taken by the Committee. Noting the level of interest in this application we are also asking for all summaries of what speakers are planning to say to be provided to the Democratic Services Officer at the **earliest opportunity**, but no later than the deadline of Monday 10 September 2018, to ensure there is enough time for them to be compiled and shared with the Chairman of the Planning Committee ready for the meeting. This should include any plans, drawings or photographs to be shared with Members, that cannot be accepted on the day of Committee.

As well as contacting everyone who has commented on the planning application to let them know about the provisional Planning Committee date and the procedure to register early to speak at the meeting, we will also ask local Parish Councils, interested groups and local County / District Councillors and MP's (where they have registered an interest) to ensure that they publicise this information to provide everyone that wants to speak with an opportunity to register well in advance.

If you have any specific questions about the Planning Committee meeting or how to register, please contact Daniel Snowdon directly on the details above.

Yours faithfully

Emma Fitch  
Business Manager, County Planning, Minerals and Waste