

AGENDA REPORTS PACK

PLANNING COMMITTEE

23rd February 2017

17P/032. Minutes



Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 9th February 2017 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Graves, McCarthy, Morris, Nicholas, Richards, Ward, Wilson and the Clerk

In attendance: 1 member of the public

17P/019. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (work) and Young (work).

17P/020. Any Questions from the Public or Press – Standing orders to be suspended 7.31pm. Resident attended as a representative of Franklin Gardens. In respect of the issue of an additional postbox on the High Street the new Post Office location is too far for the elderly and those with mobility issues to walk to and one resident has been injured in the process. Other residents now get the bus to Histon due to less walking being involved. Resident has spoken to the Co-Op and they would be happy for a box to be sited outside the shop, subject to the appropriate planning. Cllr Morris outlined the work done by CPC to date to get an additional box. We have just been informed by Royal Mail that the location of the existing boxes are within their location criteria and therefore they won't provide an additional box. We have since written to Heidi Allen MP asking for her support and suggested that resident also get in touch with her. Cllr Collinson mentioned a similar situation re. Stevens Close that he was involved with alongside Cllr Nicholas. In that instance they got the MP's involved plus had a press campaign to highlight the problem. Cllr Ward mentioned the cost aspect of the additional collection would probably have been a business consideration for Royal Mail. Duplication in services mentioned in relation to box sited on Broad Lane (cross over with other boxes). It was generally agreed that there appears to be a strong argument to support an additional box. Standing Orders reinstated 7.43pm.

17P/021. 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.

17P/022. Minutes – Resolution that the minutes of the Committee meeting held on 26th January 2017 be signed as a correct record. **RESOLVED.**

17P/023. Planning Applications:

- **S/0164/17/AD** – Two projecting signs, one internally illuminated (retrospective), Co-Op, 273 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/0251/17/FL** – Two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham. Extension looks to be more than 50% of the existing building. It is in the open countryside. CPC recommends approval. **APPROVED.**
- **S/3535/16/FL** – Detached double garage, Church Lane Nurseries, Church Lane, Cottenham. CPC recommends approval subject to the condition that the building remains as a garage/uninhabitable (HG/6). **APPROVED** subject to condition.
- **S/1606/16/OL** – Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (all matters reserved apart from access), land at Oakington Road, Cottenham (Persimmon) – **Revised transport information.** The change that Persimmon has introduced is the same roundabout design as per the Gladman application. Re. the

pedestrian access to Rampton Road the story isn't complete. Another issue is the traffic increase and they haven't considered NPPF 128 and 129. Additionally there are already signs of water damage to the façade of the Almshouses when water is washed up from the road and there is a surveyors report to prove this issue. Cllr Collinson flagged Comment 2 of the Technical Addendum – link to the Gladman site and in appendix 8 there is an email from Jon Finney who appears unhappy with the second point of access. Cllr Morris stated that the rat run aspect was suggested by the Planning Officer. We would require a condition that the drainage is improved along Rampton Road to remove the damage issue to the Almshouses. Also need a condition that the muckaway doesn't come through the village. Cllr Nicholas noted that the pedestrian access is outside of the Persimmon site. CPC recommends refusal. **REFUSED**. Cllr Morris to draft response.

- **S/0317/17/FL** - Proposed new 2 storey extension to the side of the property to provide a bedroom at first floor and garage at ground, to the rear of the property a new single storey extension to accommodate a new living area/kitchen/dining, 64 Histon Road, Cottenham. The proposed design is not complementary to or in keeping with with the existing building. DP/d. Concerns about the mass/scale of the extension and closeness to boundary with neighbouring property. CPC recommends refusal. **REFUSED**.

For information only

- **S/0128/17/PA** – Prior approval for a single storey rear and side extension, 69 Victory Way, Cottenham

Approved by SCDC

- **S/2530/16/FL** – New 3 bedroom dwelling, 33 Margett Street (approved under delegated approval).
- **S/3314/16/LD** – Single storey side extension, 23 Lyles Road, Cottenham

17P/024. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. No updates. New issue on Denmark Road (case 3/17) and on Twentypence Road (case 4/17). Clerk to report to Enforcement Officer.

17P/025. Planning appeal S/1723/16/FL – to consider whether to make comments/modify/withdraw previous representation re. Unit F, Broad Lane Industrial Estate, Broad Lane, Cottenham. To be received by 1st March 2017. In light of the planning decision CPC have decided that we support the District Council's view. Resolution that we modify our previous representation to agree with SCDC. **RESOLVED**.

17P/026. Annual Parish Meeting – Consider items for include in annual report for APM in May – Cllr Mudd outlined what had been covered in the previous report. Cllr Morris suggested adding the total number of approvals by SCC and that we welcomed comments/attendance from residents at meetings.

17P/027. Date of next meeting – 23rd February 2017

17P/028. Close of meeting – 8.41pm.

Signed _____ (Chair) Date _____

17P/033. Planning Applications:

- [S/1606/16/OL](#) - Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access), Land at Oakington Road, Cottenham - **Heritage statement added**
- [S/1411/16/FL](#) - Resubmission of application S/1818/15/OL - Outline application for the erection of up to 200 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 - **Heritage statement added**
- [S/0387/17/LD](#) – Certificate of lawful development for a single storey rear extension, 20 Lyles Road, Cottenham
- [S/3286/16/LB](#) - Re-Plaster/Plasterboard Internal Walls. Cover Exposed Brickwork of all External Wall Areas Internally with NHL 3.5 Plaster @ Ratio of 2:1 Sand & Lime@ Depth of 8-10mm. Erect Stud Walls using 50 x 50mm Treated Timber, insulated with 50mm Insulated Board. Joints to be Foil Taped. 12.5mm Gypsum Plasterboard Fixed to Stud Work & Plastered with 2 Coats of Thistle Multi-Finish. Include Vents to Introduce Air Flow. Install Multi-Fuel Wood burning Stove, Install Multi-Fuel Stove. Fit Bird Cowl, Brick Hearth. 86 High Street, Cottenham
- [S/0378/17/FL](#) - First floor side extension single & storey rear extension. 107 Rooks Street,
- [S/0526/17/DC](#) - Single Storey Rear Extension and Internal Alterations, 250 High Street, Cottenham
- [S/0538/17/FL](#) – demolition of workshop/store and erection of dwelling, Victoria House, 214 High Street, Cottenham

For information only

Approved by SCDC

- [S/3596/16/FL](#) - Construction of a carport, 73 Rampton Road, Cottenham

Tree Works

- [S/0424/17/TP](#) - Fell to ground level 1 x self-seeded sycamore situated on the boundary, 31a Denmark Road, Cottenham
- [S/0466/17/TC](#) - 1. Bay tree - fell 2. Sycamore - repollard 3. Apple - crown reduce 1m and crown thin 20%, 23 High Street, Cottenham