

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**23<sup>rd</sup> June 2016**

16P/107.

**Planning Committee Meeting Minutes**

Held in the Village Hall, Cottenham on **Thursday 9<sup>th</sup> June 2016 at 7.30pm**

**Present:** Cllr Morris (Chair), Collinson, Graves, McCarthy, Nicholas, Richards, Ward and the Clerk

**16P/096. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Young (work).

**16P/097. Any Questions from the Public or Press – Standing orders to be suspended** – no public present.

**16P/098. To accept Declarations of Interest and Dispensations** – none received.

**16P/099. Minutes** – Resolution that the minutes of the Committee meeting held on 19<sup>th</sup> May be signed as a correct record. **RESOLVED.**

**16P/100. Planning Applications:**

- **S/1089/16/FL & S/1090/16/LB** - Installation of timber side hung double garage doors including personal door to existing carport, 193 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1203/16/VC** - Removal of condition 2 (agricultural occupancy) contained within planning permission S/1217/87/O, 100 Histon Road, Cottenham. Application withdrawn prior to the meeting.
- **S/0892/16/FL & S/0893/16/LB** - Two storey rear extension to a grade 2 listed building to match the existing rear addition materials and form. Minor internal remodelling to provide an improved internal layout. The proposal will also include the provision of a wood burning stove to be installed to the existing fire breast while retaining the existing surround, 86 High Street, Cottenham. Concerns raised that the changes to the fenestration on the north elevation are too extensive and aren't in keeping with the distinctive character of the building. It was recognised that the windows wouldn't be visible from the High Street and that the materials were acceptable. CPC recommends approval. **APPROVED.**
- **S/0654/16/AD** - Replacement fascia with 2 no projecting signs, 145 High Street, Cottenham. Concerns about the new cantilevered signs being placed higher than the existing sign; should remain at the same height as those on the opposite side of the building. Powder coated fascia is acceptable. Would like to see the window displays toned down. CPC recommends approval subject to conditions. **APPROVED.** Height to signs brought down to match opposite side of frontage. Window graphics to be toned down.
- **S/1100/16/OL** - Demolition of existing music room (Previously a garage). Site for the erection of 2 bed bungalow and detached garage, Land rear of 129 High Street, Cottenham. Noted that no information available online. CPC recommends approval. **APPROVED.**
- **S/1217/16/FL & S/1218/16/LB** – Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham. Overall this would be an improvement to the existing buildings. S/1217/16/FL – CPC recommends approval with conditions. Number of roof lights facing the Morgans should be reduced to no more than the existing number. Occupancy of the annexe must be linked to the existing house. The aluminium sliding doors are out of keeping and the materials should be replaced with something more appropriate. **APPROVED.** S/1218/16/LB – CPC recommends refusal. **REFUSED.** Too many roof lights facing the Morgans. Occupancy of the annexe must be linked to the existing house. Aluminium sliding doors are out of keeping and the materials are inappropriate.
- **S/1114/16/FL** – Retention of condensing units to the rear of Costcutter retail store, 288

High Street, Cottenham. No information has been provided about noise levels. CPC recommends approval. **APPROVE.**

- **S/1113/16/AD** – Retention of fascia signage and side panel signs on a Costcutter convenience store. 1 x Fascia & trough light. 1 x Fascia icon. 3 x window graphic. 2 x low level window graphic. 6 x external tamperproof poster frames, 288 High Street, Cottenham. CPC recommends approval. **APPROVE.**

**SCDC Decision Notices:**

**Approved**

- **S/0542/16/FL** – Single storey rear extension and two storey side extension, 21 Courtyard Way, Cottenham
- **S/3248/15/FL** – Single storey side extension, 1 The Lakes, Twentypence Road, Cottenham

**Rejected**

- **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
- **S/0707/16/FL** – 4kW off grid solar PV installation, Land to the west of Lost Acres, Twentypence Road, Cottenham

- 16P/101. Enforcement** – consider updates from Enforcement Officers and additional suggestions for enforcement – Report circulated prior to the meeting. Clerk read out an update from Gordon Mills regarding 33 Brenda Gautrey Way. He has inspected the site and is happy with the height of the replacement fence. This matter will be brought to the attention of the senior planner for the area who will make a decision as to whether it is expedient to continue enquires based upon any harm identified. Gothic House – owners have been advised of damage to windows and have been referred to CPC for any further information regarding this location and issues of amenity. Co-op – a new swing sign has been installed to the frontage. Clerk to report to Enforcement.
- 16P/102. Date of next meeting** – 23<sup>rd</sup> June (to be held in the Parish Office). Apologies received from Cllr Collinson in advance.
- 16P/103. Close of meeting** – 8.45pm.

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

## 16P/108.

- [S/1390/16/FL](#) – Provision of external wall insulation, 358 High Street, Cottenham
- [S/1411/16/OL](#) - 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
- [S/1272/16/FL](#) & [S/1273/16/LB](#) – Extension and alteration, 109 High Street, Cottenham

### SCDC Decision Notices:

#### Withdrawn

- [S/1203/16/VC](#) – Removal of condition 2 (agricultural occupancy) contained within planning permission S/1217/87/O, 100 Histon Road, Cottenham

#### For information

- [S/1447/16/PN](#) – Prior notification of erection of farm building for storage, Cuckoo Hill Farm, Oakington Road, Cottenham

### HM Inspectorate:

#### Appeal allowed

- [S/2713/15/RM](#) – Reserved Matters Application for Access, Appearance, Landscaping, Layout and Scale following approved Outline Consent for the Erection of a Dwelling and Garage (S/0900/15/OL), Land rear of 31 Histon Road, Cottenham

## **16P/109. Enforcement update**

### **Ongoing:**

**Jolly Millers** – Ian Lorman, SCDC Tree Officer, is in touch with Admiral Taverns' solicitor at the moment regarding the removal of the trees. He responded to Ian's letter very promptly and has gone away to establish whether the works were under the instruction of AT or whether the landlord acted unilaterally. Either way AT are ultimately responsible as it is their land but it will be useful to know the facts of the case so that he knows how to direct the investigation. Please bear in mind that any information CPC might gain yourself will not be admissible to the Council (hearsay). Ian will be required to read a caution before taking evidence. This has now been passed to Enforcement. Clerk has followed up with Charlie Swain and is awaiting comments following his investigation.

**Cottenham Doctors surgery** – Treeworks were undertaken on 12<sup>th</sup> April to mature tree in the garden. This is within the CA but no application was made to SCDC. Tree Order has been received but SCDC aren't processing. Trees Officer is looking into the case and will decide what action to take.

**Three Horseshoes** – consider possible further action regarding complaints about The Three Horseshoes in respect of poor maintenance of curtilage wall and large-scale brick store in vicinity of Listed Building reducing the amenity value of the neighbouring Conservation Area, 133 and 135 High Street. Clerk has written to conservation officer and is awaiting comments. *Has chased via SCDC Cllr Harford*

**Co-op** – new swing sign has been erected to the left of the front entrance. No permission has been sought for this. Enforcement investigating.

### **For info:**

**33 Brenda Gautrey Way** – Owner has been in touch. There was never a wall to the rear of the property and it was only when the foliage was removed that he realised it was a fence, albeit in poor repair. The new fence is a direct replacement and they are writing to SCDC with photos accordingly.

**The Old Rectory** – owners have now submitted a retrospective application for works to the entrance gates; we should receive this shortly. Issue regarding herras fencing being followed up with Graham Armstrong at County Highways.

**Millfield** – demolition imminent although the matter may go to the July Planning Committee at SCDC if the matter does not progress quickly. HC Moss have invited quotes for the demolition work but have yet to notify service providers regarding disconnection. SCDC have requested a demolition management plan. We may want to consider contacting SCDC regarding potential lorry movements/routes in relation to the removal of the spoil.

### **New issues:**

**50 Lambs Lane** – resident has complained about the numerous vehicles left in the front garden which are being used as a storage facility. Unsightly and a potential hazard – rubbish could attract rats and this is in close proximity to the primary school.