

AGENDA REPORTS PACK

PLANNING COMMITTEE

23rd March 2017

17P/048. Minutes



Planning Committee Meeting Minutes

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

Present: Cllrs Mudd (Chair), Collinson, McCarthy, Morris, Nicholas, Richards, Wilson, Young and the Clerk
In attendance: 6 members of the public

- 17P/037. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (sick), Graves (work) and Ward (personal).
- 17P/038. Any Questions from the Public or Press** – Standing orders to be suspended 7.31pm. Resident 1 spoke regarding S/0522/17/FL. The live behind the site and object strongly to the application. It is entirely different to the previous application, contrary to the D&A comments. It is too close to the boundary, the mass and scale would overshadow their garden and windows would overlook their property. They currently enjoy a SW facing garden. The D&A photos are out of date and inaccurate – the trees shown to form a screen don't exist any more. Next door neighbour had been approached to sell land for use as a garden not for development and has withdrawn from the sale (which was only verbal). Resident 2, who also backs onto the site for S/0522/17/FL supported previous comments. Also objected to the chimney sited next to their property. Windows will overlook them too. Had no objections to the previous application which fronted New Town and was sited well away from the rear. Disagrees that it is a better use of the site. Agent for S/0634/17/VC spoke. 6 changes have been made to the original application – plot 1 parking moved next to spaces for plot 2 and now provides a car port, added gates, small extension to plot 1, ridge height increased by 30mm, amended internals so ground floor window in different location. Resident 3 spoke re. S/0634/17VC. Thought that the properties were being over enlarged on the plots. Standing Orders reinstated 7.39pm.
- 17P/039. 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.* Cllr Mudd declared a non-pecuniary interest in S/2876/16/OL and will take no part in discussions. Cllr Nicholas declared a pecuniary interest in S/0634/17/VC and will leave the room during discussions.
- 17P/040. Minutes** – Resolution that the minutes of the Committee meeting held on 23rd February 2017 be signed as a correct record. **RESOLVED.** Cllr Wilson noted that the tree in application S/0634/17/ has already been removed.
- 17P/041. Planning Applications:**
- **S/0522/17/FL** – Demolition of existing bungalow and construction of new dwelling, r/o 11 New Town, Cottenham. Cllr Collinson commented that the ownership of the land wasn't material because you can apply for planning permission even on land you don't own. He thought that the proposed building was very close to the boundary fence of Tower Close, building itself is very big and the D&A was disingenuous. The information about the landscaping was incorrect. General comments that there was no garden so the application is an over development of the plot, overbearing, will cast large shadow over Tower Close neighbours and take considerable light, the overhead photos don't show the true picture, out of keeping with the existing street scene. Cllr Morris commented on pedestrian safety – can't get 2 cars passing down the driveway. CPC recommends refusal. **REFUSED.** Reasons – overbearing, too close to boundary causing loss of light/amenity to neighbouring properties, over development of the site, overlooking neighbouring properties causing loss of amenity, pedestrian safety issues with the access road. NB: there are also inaccuracies in the D&A

statement regarding screening to neighbouring properties. CPC would like the application to go to Committee if Officer minded to approve. Cllr Nicholas left the room at 8pm.

- **S/0634/17/VC** – Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham. General comments that the buildings were now too cramped on the site. Cllr Collinson thought that the single storey extension to plot 1 was over development. Question raised as to why this wasn't a new application due to the number of changes. Due to the extension to plot 1 the site is now very cramped and is overdeveloped. Cllr Young was concerned that the original development had a degree of screening whereas this application doesn't so there are privacy issues. CPC recommends refusal. **REFUSED**. Reasons – mass is too big for plot 1 causing overdevelopment of the site, concerns about loss of screening/setting and loss of visual amenity. CPC would like the application to go to Committee if Officer minded to approve. Cllr Nicholas returned to the room at 8.10pm.
- **S/2876/16/OL** - Outline application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land North East of Rampton Road, Cottenham. **Heritage statement and revised transport assessment**. Cllr Morris took the Chair and summarised the issues. County have been trying to avoid spending money by not paying for assessments and using other data. The TRICS data used has compared Cottenham with an estate in Liverpool which isn't comparable. The site doesn't have access to high level transport and Stagecoach won't extend the route (site is more than 400m from the bus route and more than 1200m from village facilities). Site also doesn't give priority to pedestrians and even cycling is limited with no real choice of travel mode. They have seriously underestimated trip generation – used our data but then pretty much ignored. It was noted that Brenda Gautrey Way was only 300m from the centre of the village so cars aren't used as much. There are also traffic calming issues, Almshouses, diesel fumes from short trips etc. We need to refute that the 1.2km from the centre as being acceptable. The travel plan won't work if it can't get people away from cars and this doesn't. Heritage statement – flawed and doesn't include visuals of the Almshouses or what the roundabout would look like in the setting. No point offering affordable homes if it makes other truly affordable homes unviable. CVDG refers to standing water issues in the vicinity of the Almshouses and we know that the water is damaging the buildings already. There are also issues re. the notification; told that it was in the Cambridge Independent paper. Should challenge that it was been advertised correctly. Cllr Collinson said that as per other reports the heritage statement doesn't deal with the Almshouses as a building and takes no account of the setting in that context; it is a Victorian building with a small green and this view will be changes. CPC recommends refusal. **REFUSED**. Cllr Morris to submit response.
- **S/0615/17/FL** – Single storey extension, 69 Victory Way, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0731/17/LD** - Certificate of lawful development for a single storey rear extension, 13 The Herons, Cottenham. CPC recommends approval. **APPROVED**.

Approved by SCDC

- **S/2802/16/FL** - Variation of condition 2 (Approved Plans) of planning permission S/1248/15/FL for the erection of four dwellings, Land North West of 14 Ivatt Street, Cottenham
- **S/3047/16/FL** - Erection of Dwelling Following Demolition of Outbuildings and Frontage Wall, r/o 45 Telegraph Street, Cottenham
- **S/3624/16/FL** – Single storey rear extension, 7 Orchard Close, Cottenham
- **S/3356/16/FL** – New Dwelling to Replace Part Demolished Warehouse, 40 Church Lane, Cottenham

Refusals by SCDC

- **S/3080/16/OL** - Outline planning permission for 8 dwellings and garages (Access to be determined), r/o 160 Histon Road, Cottenham

17P/042. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 8 will be on the next agenda.

17P/043. Date of next meeting – 23rd March 2017

17P/044. Close of meeting – 8.47pm.

Signed _____ (Chair)

Date _____

17P/049. 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. **AMENDMENT: Revised site to include access to Rampton Road and additional information**
- [S/2876/16/OL](#) – Outline application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land North East of Rampton Road, Cottenham. **AMENDMENT: Archaeological documents**
- [S/0745/17/LB](#) - Repairing and upgrading the property, 307 High Street, Cottenham
- [S/0805/17/LD](#) - Certificate of Lawful development for the proposed single storey rear extension, 33 Bullfinch Way, Cottenham
- [S/2702/16/FL](#) - Relocation of an extractor flue from an external position to vent through the roof, Unit M, Broad Lane Industrial Estate, Cottenham
- [S/0836/17/FL](#) - Proposed two storey rear extension to form open plan kitchen/dining/family area with bedroom over, 242 High Street, Cottenham
- [S/0317/17/FL](#) – 2 storey side extension and single storey rear extension, 64 Histon Road, Cottenham

Tree Works:

- [S/0826/17/TC](#) - 1 Pine tree -one third approximately of height to be removed 2 Weeping birch - reduction of spread, 50 Corbett Street, Cottenham
- [S/0828/17/TC](#) - Weeping Ash - fell due to decay. Replant with Lime in the same place, The Green, High Street, Cottenham
- **S/0892/17/TC** - Apple tree propped up by 3 roofs - sectionally dismantle Small Pear on left hand boundary - reduce height to previous pruning points and prune to slightly to clear driveway, 301 High Street, Cottenham

For information only:

- [S/0873/17/TC](#) - Fell a dangerous Leylandii Tree with a large crack down both sides of the trunk, 5 Paxton Close, Cottenham. NB: tree already removed.