

AGENDA REPORTS PACK

PLANNING COMMITTEE

25th January 2018

18P/012. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 11th January 2018 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Graves, Smith, Ward, Wilson and Young and the Clerk

In attendance: 1 member of the public

18P/001. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Nicholas (sick).

18P/002. Any Questions from the Public or Press – no questions.

18P/003. To accept Declarations of Interest and Dispensations – Cllr Graves declared an Interest in S/3372/17/CW as a tenant of Amey.

18P/004. Minutes – Resolution that the minutes of the Committee meeting held on 21st December 2017 be signed as a correct record. **RESOLVED.**

18P/005. Planning Applications:

- **S/4250/17/FL** – 2 storey rear extension and part demolition of rear ground floor, double garage and barn, 9 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4423/17/FL** – Conversion of garage into an additional bedroom, 46 Telegraph Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4422/17/FL** – Single storey side and rear extension, 15 Ellis Close, Cottenham. Concerns raised regarding off-road parking. CPC recommends approval. **APPROVED.**
- **S/4442/17/LD** - Certificate of lawful development for a proposed rear dormer and velux windows to front, 11 Woodlark Drive, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4445/17/FL** – Two storey side extension over existing garage, 5 Sovereign Way, Cottenham. Concerns raised regarding parking and potential compromising of access to no. 7. Over extension that leads to the inability to provide adequate parking. CPC recommends refusal. **REFUSED.**
- **S/4331/17/FL** – Two storey extension to side, 26 Courtyard Way, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4548/17/OL** - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, Land at Oakington Road, Cottenham. Noted that no easy access to the site and the pavement mentioned in the proposals doesn't exist. Concerns about drains into ditch on Oakington Road – already problems as to where the water goes and some of the adjoining fields are prone to flooding. Proposals rely on flood rather than surface water data. Site is unsustainable, being approx 1.5km from the village core and outside of the village framework. Access is on a long straight road so 30mph zone may require moving out towards Oakington. Poor community involvement. CPC recommends refusal. **REFUSED.** Reasons: outside village framework, drainage, lack of sustainability and access.
- **S/3372/17/CW** - Application for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt's Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, Air Cooled Condensers and associated infrastructure: including the development of an internal access road; office/welfare accommodation; workshop; car, cycle and coach parking; perimeter fencing; electricity substations; weighbridges; weighbridge office; water tank; silos; lighting; heat off-take pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge

crossings, Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach. Concerns raised about Co2 emissions. Acknowledged that the plant would have to comply with various health impact assessments. Approve the principle of the application but note Landbeach PC concerns regarding that in the event of a failure of the systems there could be emissions which are harmful to people and that toxic emissions could be distributed over a wide area. Noted that it's the bi-products that could be toxic rather than the materials being burnt. Cllr Young left the meeting at 8.55pm. New Waterbeach sites will be very close to the development. CPC recommends approval subject to safety and integrity of the technology - require evidence of the proven technology and case history of any incidents near other plants. **APPROVED.**

SCDC Decisions:

Approvals

- **S/4126/17/FL** – Single storey rear extension, 14 The Linnets, Cottenham

Refusals

- **S/3607/17/FL & S/3608/17/LB** – Rear first floor extension and an addition to create a link from the main house to the existing annex, 87 High Street, Cottenham

Tree Order:

- **S/4402/17/TC** – Magnolia near South porch - many branches now touching walls and parapets - clear by 1.5m, All Saints Church, Cottenham. CPC recommends approval subject to Trees Officer comments.

18P/006. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 6/16 – meeting being arranged with Conservation Officer and Enforcement.

18P/007. Date of next meeting – 25th January 2018

18P/008. Close of meeting – 9.01pm.

Signed _____ (Chair) Date _____

18P/013. Planning Applications:

- [S/0012/18/FL](#) - Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping, Land off Beach Road, Cottenham
- [S/4332/17/FL](#) – Change of use from disused caretakers bungalow (C3) to special needs unit (D1, Cottenham Village College, High Street, Cottenham
- [S/4585/17/FL](#) - Proposed Two Storey Side Extension and Single Storey Rear Extension, 1 Church Close, Cottenham
- [S/3072/17/FL](#) - Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham. **AMENDMENT:** To show narrower support piers & wider parking bay

SCDC Decisions:

Approvals

- [S/3691/17/FL](#) & [S/2807/17/LB](#) – Re-building of single storey side extension to enlarged footprint, The Old Rectory, 2 High Street, Cottenham
- [S/4026/17/FL](#) - New garage and car port (following demolition of existing garage), 19 Telegraph Street, Cottenham
- [S/4100/17/FL](#) – Proposed garage conversion, 13 The Linnets, Cottenham

For information only:

- [S/4529/17/LD](#) - Lawful development certificate for removal of existing conservatory and the proposed erection of rear lean-to. Addition of pitched roof to existing single storey flat roof rear wing, 315 High Street, Cottenham
- [S/0182/18/TC](#) - 5 Day Notice to remove 1 dangerous tree and one other tree, 50 Denmark Road, Cottenham

Planning Inspectorate decisions – dismissed:

- [S/3080/16/OL](#) - Outline planning permission for 8 dwellings and garages (Access to be determined, Site rear of, 160, Histon Road, Cottenham

18P/015. SCDC Local Plan consultation

The Cambridge Local Plan and South Cambridgeshire Local Plan were submitted for examination in March 2014. The plans set out how the development needs in the area will be met to 2031. The examination process is being carried out by independent planning inspectors to determine whether the Local Plans are 'sound' and have complied with the necessary 'legal requirements'.

You have received this email because you made comments on the local plans at an earlier stage during their preparation, or you are a consultee or have requested to be notified.

Why are the Councils carrying out consultation?

Following completion of examination hearings into the Cambridge Local Plan and South Cambridgeshire Local Plan in July 2017, the plans have reached the next key stage in the process. The Inspectors have now asked that consultation be carried out on Main Modifications which may be necessary in order for the Local Plans to be found 'sound', although this should not imply that they have come to any firm conclusions on the soundness of the Plans with or without these modifications.

The Councils are therefore consulting on the Main Modifications identified by the Inspectors and the associated Sustainability Appraisal of the Main Modifications. At the same time the Councils have published some Additional (minor) Modifications, such as typographical errors and factual updates.

How and when can I make comments?

Comments can be made between **9 am Friday 5 January** and **5pm on Friday 16 February 2018**.

Details of where you can view the consultation documents and how to submit comments can be found on the enclosed public notice, or alternatively please look at our websites:

www.cambridge.gov.uk/mainmods or www.scambs.gov.uk/mainmods

What can I make comments on?

The Main Modifications Consultation Report explains the purpose of the consultation and includes schedules of modifications for each Local Plan. The modifications identify specific changes to the wording of the Local Plans submitted in March 2014 or to the associated Policies Maps; the modifications contained in the consultation document need to be read alongside the Local Plans:

- Cambridge Local Plan: www.cambridge.gov.uk/local-plan-review
- South Cambridgeshire Local Plan: www.scambs.gov.uk/localplan

This consultation does not repeat the consultations already carried out on the Proposed Submission Local Plans in Summer 2013 and the Proposed Modifications Joint Consultation in December 2015. As a result this consultation does not include modifications that have previously been consulted upon, unless that modification has been further amended subsequently. Where such amended modifications are included in this consultation, **comments are only invited on the new parts of the modifications (bold text)** and not earlier parts of modifications that have previously been consulted on. The 'provisional' modification from 2015 to allocate land south of Cambridge Biomedical Campus for employment development is included in this consultation, with revisions.

The Inspectors have advised the Councils to take a rigorous approach to accepting only those comments that relate to the published modifications. Any comments that go beyond commenting on the Main Modifications or the accompanying Sustainability Appraisal will not be registered.

What happens next?

The Inspectors will consider all the registered comments and decide whether any further hearings are required, or any issues need to be revisited. At the end of the examination process they will present their final conclusions in their Reports into the examination of each Local Plan. If the plans are found 'sound', with any necessary modifications, they would be able to be adopted by the Councils.

Please let us know if you no longer wish to be kept informed. If you have any queries, please do not hesitate to contact the planning policy teams at Cambridge City Council or South Cambridgeshire District Council.

We look forward to hearing from you.

Yours faithfully

Stephen Kelly

Joint Director for Planning and Economic Development
for Cambridge and South Cambridgeshire

18P/016. Planning appeal (representations)

Should we make an additional submission based on the recent response to S/3551/17/OL highlighting, in addition to other factors:

- Cottenham's claim to have taken more houses than are needed in the area
- SCDC's claim to have a 5-year land supply
- The likely impact on current and future sports provision should this development and/or Primary School expansion be approved.

18P/017. Planning appeal (2) (attendance)

Should we attend the appeal hearing? Who should represent us? In view of the effect on sports provision etc., does it warrant legal representation – or even Rule 6 participation?

18P/018. SCDC Planning Committee meeting

In the event that the Bellway Homes Reserved Matters application is considered at the next Planning Committee meeting, should we be present? Who should represent us? Any particular design issues that concern us?

18P/019. Neighbourhood Plan update

Multiple draft evidence papers are now on our NP web pages and will form the basis of the next Pre-Submission Plan for local consultation.

They do include proposals on:

- how much housing we need in Cottenham
- which other key amenities and facilities are needed here
- how several brownfield sites can be redeveloped to deliver some of that need
- identifies several possible Rural Exception Sites that might be considered for low-cost housing in future
- etc.

The evidence will be used as the basis of a possible Strategic Environment Impact Assessment in the near future.

Does the Planning Committee have any specific areas of concern?