

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**26<sup>th</sup> January 2017**

**17P/012.**



### **Planning Committee Meeting Minutes**

Held in the Village Hall, Cottenham on **Thursday 12<sup>th</sup> January 2017 at 7.30pm**

**Present:** Cllrs Morris (Chair), Collinson, Nicholas, Richards, Ward, Wilson and Young

**In attendance:** 4 members of the public

- 17P/001. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (work), McCarthy (illness) and Mudd (personal). Cllr Wilson has joined the Committee and welcomed accordingly.
- 17P/002. Any Questions from the Public or Press** – Standing orders to be suspended 7.32pm. Applicant for S/3305/16/FL spoke. Has worked with the architect and planning officer to take more of the conservation area requirements into account (changed materials, removed side windows etc). Resident from 239 High Street spoke, house backs onto 12 Telegraph Street. Sent apologies on behalf of neighbours who were unable to attend. Only just received notice from SCDC regarding the application. Raised concerns with the previous application and still has some concerns. Residents from 10a Telegraph Street spoke. Have only just received notice from SCDC regarding application S/3305/16/FL so been unable to put objections in writing in advance of the meeting. Still concerned that this revised application hadn't answered some of the initial concerns raised previously. The proposed extension is bigger than the previous application and therefore worse in terms of scale and bulk. It will overshadow patio and habitable rooms. The two storey extension goes beyond the existing lean-to. Understands the need for the extension but needs to be done respectfully and would like to see a light assessment done. Acknowledged change in materials were for the better. Standing Orders reinstated 7.40pm.
- 17P/003. 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 Ward declared a non-pecuniary interest in S/3596/16/FL and will take no part in discussions or voting.
- 17P/004. Minutes** – Resolution that the minutes of the Committee meeting held on 22<sup>nd</sup> December 2016 be signed as a correct record. **RESOLVED.**
- 17P/005. Planning Applications:**
- **S/3305/16/FL** - Enlarged two storey rear extension to replace existing ground floor rear extensions. Enlargement and repair of existing roof structure to rear. Addition of new sedum-planted flat roof to single storey areas. Replacement of existing garage, 12 Telegraph Street, Cottenham. Cllr Collinson acknowledged that the application was a vast improvement, particularly the materials and the fenestration which was in keeping. The footprint does come out slightly from the existing building. The problem is the bulk of the extension which creates a large wall on the NW side which will be overbearing. Cllr Richards commented that the extension wasn't subservient to the existing building; the hipped roof helped but it would still block light from neighbouring property. Standing Orders suspended 7.57pm. Cllr Young queried if residents at 10a had a ground floor window facing the proposed new wall. Resident stated yes and that it was a home office and used 5 days a week. Standing Orders reinstated 7.58pm. The previous application showed a T-shaped extension which lessened the bulk and loss of light to neighbours. Standing Orders suspended 8.01pm. Cllr Collinson asked residents from 10a if the office came out to the boundary. Resident said that it was a couple of metres away. Confirmed that no upstairs windows on that side, just downstairs plus a skylight. Standing Orders reinstated 8.03pm.

CPC recommends refusal. **REFUSED**. Reasons: Mass and scale (not subservient to existing building), loss of light to habitable room, loss of amenity to 10a Telegraph Street. Would like a light survey done. Acknowledge improved materials. Would like the application to go to Committee should Officer be minded to approve.

- **S/3080/16/OL** – Outline planning permission for 8 dwellings and garages with some matters reserved except for access, site rear of 160 Histon Road, Cottenham. Prior application for single property at this location was refused due to being in the greenbelt, outside the development framework, being in the open countryside, changes the approach to the village and therefore inappropriate in design and harms the amenity of the greenbelt. Noted that it was poorly situated to village amenities, being more than 800m from the core of the village, so not easy walking distance as mentioned in the D&A statement. It is approximately 2 miles from the guided bus and even further to the church, contrary to claims in the D&A statement. CPC recommends refusal. **REFUSED**. Reasons: The application site lies outside the Cottenham development framework and within the Green Belt and open countryside. The proposed dwellings, by virtue of their siting, would be inappropriate in the Green Belt and therefore contrary to GB/1 and paragraphs 87-89 of the NPPF. Additionally, the proposal would result in harm to the openness, rural character and visual amenity of the Green Belt. No special circumstances have been put forward in the application which are sufficient to overcome the harm caused by inappropriateness and other identified harm. Therefore, it is contrary to GB/1 and paragraphs 87-89 of the NPPF. The siting would appear visually out of character with the street scene of Histon Road which is characterised by dwellings set to the front of long, narrow plots, forming a linear pattern of development fronting Histon Road. The proposal would therefore result in significant harm to the visual amenity and character of the local area and open countryside contrary to DP/2 and DP/3 and chapter 7 of the NPPF. The introduction of these dwellings would result in a visually intrusive development that would detract from the undeveloped and rural character and appearance of the countryside, contrary to DP/3. NB: The Design & Access statement is factually incorrect in a number of places and is a misrepresentation. Highways assessment provided for refused application relates to a single dwelling and not 8 so this is misleading. The site is not within easy level cycling to the village guided bus – Cottenham doesn't have a guided bus stop. The guided bus in Histon is an uphill cycle and therefore not level.
- **S/0202/16/CW** - Construction and operation of a Waste Water Treatment Plant, and ancillary works, with a capacity of 75,000 tonnes per annum, Waterbeach Waste Management Park, Ely Road, Waterbeach. Cllr Morris outlined the proposal. Emma Fitch sent her apologies. Application was considered an improvement and can see the benefit of doing the work onsite and the reduction in traffic movements. Concerns were raised about odours, particularly for the 2 closest properties within our parish. CPC recommends approval. **APPROVED**.
- **S/3596/16/FL** – Construction of a carport, 73 Rampton Road, Cottenham. Cllr Ward took no part in discussions or voting of this application. Noted that it was a garage and not carport as described. It sits in front of the building line of 69 Rampton Road. CPC recommends approval subject to no loss of light to 69 Rampton Road. **APPROVED**.
- **S/3624/16/FL** – Single storey rear extension, 7 Orchard Close, Cottenham. CPC recommends approval. **APPROVED**.
- **S/3477/16/RM** - Application for approval of all reserved matters (appearance, landscaping, access, layout and scale) for 135 dwellings with access from the approved primary street network of phase 1, Parcel H2, Phase 1, Northstowe. CPC offers no comment on this application.

#### **SCDC Decision Notices:**

##### **Approved:**

- **S/3000/16/FL** – Single storey side and rear extension, 49 Victory Way, Cottenham
- **S/1352/16/LD** – Lawful Development Certificate for existing use of the land and buildings for B1, B2 and B8 activities, Elm Tree Farm, Hay Lane, Cottenham
- **S/2894/16/FL** - Erection of new dwelling, including landscaping and demolition of existing outbuildings, 132 Rampton Road, Cottenham

**17P/006. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. No further updates.

**17P/007. Date of next meeting** – 26<sup>th</sup> January 2017

**17P/008. Close of meeting** – 8.45pm.

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

## 17P/013. Planning Applications:

- [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. **NB: Revised layout to include additional landscaping onsite + highway information**
- [S/0065/17/FL](#) – Erection of single dwelling house revised submission incorporating previously approved highway alterations, Land r/o 316 High Street, Cottenham
- [S/0077/17/FL](#) - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham
- [S/2802/16/FL](#) – Variation of condition 2 (Erection of 4 dwellings) of application [S/1248/15/FL](#), Land at former 15 & 17 Ivatt Street, Cottenham
- [S/3490/16/LD](#) – Lawful development certificate for existing building, The Orchards, Beach Road, Cottenham
- [S/3613/16/FL](#) – Change of use of land for siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham

### Withdrawn

- [S/2754/16/PA](#) - Prior approval for change of use of agricultural building to a dwellinghouse, Haelen Field Farm, Twentypence Road, Cottenham

### For information only:

- [S/3499/16/DC](#) - Discharge of Conditions 4 (window and door detail), 5 (gutters, drainpipes, soil and waste pipes), 6 (roof tiles) and 7 (frame exposure) of Listed Building Consent S/1964/16/LB for Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, 297 High Street, Cottenham
- [S/0007/17/DC](#) - Discharge of conditions 3 (windows and doors), 4 (precise details), 5 (gutters and pips) and 6 (roof tile sample) of listed building consent S/1273/16/LB for Extension and alteration, 109, High Street, Cottenham
- [S/1606/16/OL](#) – Outline planning permission for the erection of up to 126 dwellings, Land at Oakington Road, Cottenham. **NB: Additional transport information.**

### SCDC Decision Notices:

#### Approved:

- [S/2701/16/FL](#) – Change of use from A1 to A5, Unit 1 Watsons Yard, High Street, Cottenham
- [S/3127/16/FL](#) – Single storey rear extension and internal alterations, 250 High Street, Cottenham

### Tree Orders

- [S/0010/17/TC](#) - Remove dead Birch Tree under 5 day Notice for dead and dangerous trees, 354, High Street, Cottenham