

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**3<sup>rd</sup> November 2016**

**16P/192.**



### **Planning Committee Meeting Minutes**

Held in the Village Hall, Cottenham on **Thursday 20<sup>th</sup> October 2016 at 8pm**

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

**16P/178. Chairman's Introduction and Apologies** – apologies accepted from Cllr Bolitho (work).

**16P/179. Any Questions from the Public or Press – Standing orders to be suspended** – no public present.

**16P/180. 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.* No declarations made.

**16P/181. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 6<sup>th</sup> October be signed as a correct record. **RESOLVED.**

**16P/182. Planning Applications:**

- **S/2580/16/FL & S/2581/16/LB** – Revised Scheme for S/1375/15/FL & S/1376/15/LB for Single Storey Infill Extension, 44 Corbett Street, Cottenham. The use of a flat roof on a listed building was queried as being inappropriate. According to Chapter 10 of the Listed Building SPD (10.5-10.6) porches aren't permitted on listed buildings. CPC recommends refusal. **REFUSED.**
- **S/2597/16/LD** - Lawful development certificate for existing occupation of dwelling without compliance with agricultural occupancy condition (Condition 2 of C/0833/65/D), Ramphill Farmhouse, Ramphill Farm, Rampton Road, Cottenham. Cllr Morris ran through the history of the site ownership. CPC recommends approval. **APPROVED.**

**For Information:**

- **S/1632/16/FL** - Change of use of land for the siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham (flood risk assessment)

**SCDC Decision Notices:**

**Approved:**

- **S/0627/16/DC** - Discharge of conditions 3 (Materials) and 13 of application S/1026/12/FL, 18 Lambs Lane, Cottenham
- **S/2109/16/FL** – Dwelling, 33 Telegraph Street, Cottenham

**Refused:**

- **S/0828/13/LD** - Certificate of lawfulness for existing use of land for the storage of builders' and other related materials, Land on the north-east side of Between Close Drove and south-east of Histon Road, Cottenham

**16P/183. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Regarding Unit M, the Environmental Health Officer has seen a video of noise levels from the extraction system and the effect to neighbouring properties. They are unhappy with the situation and are due to conduct a site visit. Appears the wall at Three Horseshoes has been repaired.

**16P/184. Neighbourhood Planning Forum** – to receive report from event – Cllr Morris outlined the report.

- 16P/185. Neighbourhood Plan** – to review summary of the Neighbourhood Plan – The overview was circulated prior to the meeting and made available at the Feast. Document has been reviewed by SCDC and the meeting went very well with some positive information provided on how to present the finished document. Working party are meeting next week. Expect to go to formal consultation early 2017.
- 16P/186. Developments** – to receive updates on speculative developments – Need to write up traffic data survey information and this could be critical if Highways have removed their rejection. No response to date from CCC Cllr Roger Hickford regarding a meeting.
- 16P/187. Date of next meeting** – 3<sup>rd</sup> November
- 16P/188. Close of meeting** – 9.12pm.

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

## 16P/193.

- [S/2701/16/FL](#) – Change of use from A1 to A5, Unit 1, Watsons Yard, High Street, Cottenham
- [S/2517/16/FL](#) – Change of use from A1 to mixed use A1/A3, 230 High Street, Cottenham
- [S/2497/16/FL](#) – Two Storey Rear Extension, Removal of Chimney & Internal Alterations, 15 Corbett Street, Cottenham
- [S/2549/16/FL](#) – Replacement garage doors (retrospective). Insertion of 2 new doors and external alterations, 210 High Street, Cottenham
- [S/1127/16/FL](#) – Erection of new clubhouse, Chear Fen Farm, Long Drove, Cottenham
- [S/1129/16/FL](#) – Construction of fishing lake, Chear Fen Farm, Long Drove, Cottenham
- [S/1132/16/FL](#) – Erection of replacement building for rifle range (small bore), Chear Fen Farm, Long Drove, Cottenham
- [S/1133/16/FL](#) – Erection of manager’s dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham
- [S/1130/16/FL](#) – Erection of barn (for non-agricultural grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham
- [S/1128/16/FL](#) – Change of use of land for the stationing of mobile homes for holiday use, Chear Fen Farm, Long Drove, Cottenham
- [S/1131/16/FL](#) – Erection of rifle range (full bore), Chear Fen Farm, Long Drove, Cottenham

### SCDC Decision Notices:

#### Approved:

- [S/2267/16/FL](#) – Single and 2 storey side extension, 53 Histon Road, Cottenham
- [S/1591/16/FL](#) – Retrospective permission for gate, The Old Rectory, 2 High Street, Cottenham

## **16P/194. Enforcement update**

### **Ongoing:**

**Jolly Millers** – Tree Officer has issued a voluntary replanting notice with works to be undertaken between Oct 16 – March 17. CPC to report to Ian Lorman on status of works in January 2017.

**Three Horseshoes** – Owner will shortly receive letter from Enforcement requesting that the wall is repaired as soon as possible. Charlie will let us know when he has received a timetable for the works. As to the storage of bricks these are to be used in connection with works on site therefore no further action can be taken. Owner has confirmed that works will be done to the wall in due course. Anticipates that the driveway works will be completed in the next 12 months.

**Co-op** – The additional two signs to the front fascia, security bollard advertising and the free-standing advertising units all require advert consent. A letter has been raised by Enforcement and retrospective application will be submitted.

**50 Lambs Lane** – The cars are not in breach of planning and currently the garden does not justify a S215 amenity notice. The informal advice on this case is that the Parish should raise a general letter of concern to the owner. This could then be used at a later date should the site deteriorate. Clerk has queried how much worse the site would need to get before a S215 would be justified. Waiting response.

**Old Labour Hall** – issue of rear garden has been raised. Not bad enough for a s215 notice but we can write to the owner ourselves requesting that they tidy it up within a reasonable amount of time. Failure to comply could result in a Community Protection Notice being issued but Enforcement would need a copy of the letter as part of the evidence. Clerk has now written via Enforcement.

**CVC** – 3 trees removed from the front of the property. Has been agreed that these will be replaced, preferably with something more climate suitable and disease resistant. Potentially up to 6 half or full standard trees will be planted (6-8ft tall). Richard Rice (CCC) working with Ian Lorman (SCDC) regarding replacements.

**Gothic House** – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians. Building Control are requesting similar repairs to those done previously. Enforcement to speak to Conservation to see what can be done long term.

**Barbers** – new shop replacing the old sweet shop on High Street. Signage has been installed without permission. Retrospective application to be submitted.

**Broad Lane Industrial Estate** – Unit M has installed a chimney-type structure without permission which is highly visible to residential properties directly bordering the estate. Enforcement have spoken with one of the owners of the business Clearglass who have leased the building. The structure is not a flue or chimney but an air extraction system to ventilate a paint spray booth installed inside the building. The booth is not operating at the moment and will only use water based paints. Enforcement have advised the owner that planning permission is required for the installation of the extraction system and he has confirmed that a retrospective application will be submitted. Residents have submitted a video which shows level of sound generated from the system. **EH are conducting sound monitoring w/c 31<sup>st</sup> Oct. Application has apparently now been submitted to SCDC.**

## **16P/195. County Consultation**

Re. update to the Enforcement Plan for Planning, Minerals and Waste Development in Cambridgeshire.

The Plan explains our approach to achieving planning compliance at mineral and waste management sites within Cambridgeshire, sets out what formal action can be taken and explains how decisions will be made.

The consultation period will run from 24 October 2016 and end on 6 December 2016.

All responses should be received by 6 December 2016.

We will summarise all responses on our website. The summary will include a list of names of organisations that responded but not people's personal names, addresses or other contact details.

All responses to the consultation will be considered and will inform any changes to the plan. The amended plan will be presented to the Planning Committee for consideration and approval prior to implementation. Once the updated plan has been approved we will place a copy on our website and send a link to all interested parties.

Thank you for your help in this matter. If you have any queries, please contact Deborah Jeakins on 01223 715544.

NB: full document sent separately.