

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th August 2016

16P/132.

Planning Committee Meeting Minutes

Held in the Village Hall, Cottenham on **Thursday 21st July 2016 at 7.30pm**

Present: Cllrs Mudd (Chair), Bolitho, Collinson, McCarthy, Nicholas, Richards, Ward and the Clerk

16P/122. Chairman's Introduction and Apologies – apologies accepted from Cllrs Graves (work), Morris (holiday) and Young (work).

16P/123. Any Questions from the Public or Press – Standing orders to be suspended – none present.

16P/124. To accept Declarations of Interest and Dispensations – none given.

16P/125. Minutes – Resolution that the minutes (circulated to members) of the Committee meeting held on 7th July be signed as a correct record. **RESOLVED.**

16P/126. Planning Applications:

- **S/1080/16/FL** – Change of use to residential garden. The Cottenham Village College Caretakers garden will lose a 4m by 30m strip of land garden and the boundary fence will be moved this 4m, 1 Morgans, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1628/16/LB** - The demolition and removal of a small dilapidated outbuilding at the north side of the churchyard, All Saints Church, High Street, Cottenham. CPC recommends approval. **APPROVED.**

For information only:

- **S/0654/16/AD** – Replacement fascia with 2 no projecting signs, 145 High Street, Cottenham (amendment - Two proposed projecting signs lowered to mirror existing signs and fascia lighting projection reduced to 200mm.)

SCDC Decision Notices:

Approved

- **S/0892/16/FL & S/0893/16/LB**– 2 storey rear extension, 86 High Street, Cottenham
- **S/0654/16/AD** - Replacement fascia with 2 no projecting signs, 145 High Street, Cottenham

16P/127. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Jolly Millers – in our opinion this is a serious case which is being treated too leniently. Clerk to contact Trees Officer to obtain details of voluntary tree replanting. Old Rectory – noted that there is still no sign of the retrospective planning application for the gates. New: Old Labour Hall – neighbouring properties are having problems due to the overgrown garden which can be seen from the High Street. Clerk to contact Enforcement.

16P/128. Date of next meeting – 4th August

16P/128. Close of meeting – 7.55pm.

Signed _____ (Chair) Date _____

16P/133.

- [S/1794/16/FL](#) - 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
- [S/1723/16/FL](#) – Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings, Unit F, Broad Lane, Cottenham
- [S/1768/16/FL](#) – Proposed single storey rear extension and first floor front extension, 6 Pelham Way, Cottenham
- [S/1632/16/FL](#) – Change of use for land for siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham

SCDC Decision Notices:

Refused

- [S/0582/16/FL](#) – Creation of independent dwelling, The Annexe, 11a Church Lane, Cottenham

Tree Orders

53 High Street – 2x Beech plants on right hand side of boundary, reduce height to approx. 5ft. Ash on left hand side, fell to height of fence panel (at 3ft).

16P/134. Gladman planning appeal

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

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|-----------------------------|---|
| Site Address: | Land of Rampton Road, Cottenham, Cambridge, Cambridgeshire, CB24 8TJ |
| Description of development: | 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 |
| Application reference: | S/1818/15/OL |
| Applicant: | Gladman Developments Ltd |
| Appeal reference: | APP/W0530/W/16/3151609 |
| Appeal start date: | 29 June 2016 |

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in the Town and Country Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk>
Or by emailing Peter.Kozak@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 3/O
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 10-Aug-2016. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08.30 – 17.00 Monday to Friday. You are advised to telephone beforehand to ensure relevant documents are available when you call.

16P/135. Enforcement update

Ongoing:

Jolly Millers – Trees Officer is looking at issuing a voluntary replanting notice. Have contacted Ian Lorman; awaiting response.

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. Clerk has queried what those works are because there is no visible sign of anything going on and the bricks have been in situ for some considerable time.

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 requesting that either they remove them or apply retrospectively for advert consent. There are obviously no guarantees that they would get support for them but the Parish will of course be consulted in any event.

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.

Old Labour Hall – issue of rear garden has been raised; awaiting response.

For info:

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 directly with owners.