

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**4<sup>th</sup> October 2018**

## 18P/169. Minutes.

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 20<sup>th</sup> September 2018 at 7.30pm

**Present:** Cllrs Morris (Chair), Bolitho, Collinson, Graves, Young and the Clerk

In attendance: 1 member of the public

- 18P/157. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Kidston (holiday), Mudd (sick), Nicholas (sick), Smith (holiday), Ward (holiday) and Wilson (holiday).
- 18P/158. Any Questions from the Public or Press – Standing orders to be suspended** – none present.
- 18P/159. To accept Declarations of Interest and Dispensations** – Cllr Graves declared an interest in 18P/162.
- 18P/160. Minutes** – Resolution that the minutes of the Committee meeting held on 6<sup>th</sup> September 2018 be signed as a correct record. **RESOLVED.** Resident 1 arrived 7.32pm. Standing Orders suspended 7.32pm. Resident asked if there was any update regarding the ownership of the proposed access road for S/2281/18/RM. Also concerned that the badger sett will be surrounded by development so doesn't see the long-term viability of the sett. Cllr Morris said the claim is that the access to Rampton Road is part of the permission for emergency access. We challenged this but it was granted anyway. Standing Orders reinstated 7.34pm.
- 18P/161. Planning Applications:**
- **S/2281/18/RM** - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land off Oakington Road, Cottenham (Persimmon) – (Full design and access statement and additional drainage information). NB: SCDC planning online planning system went down earlier today so Cllrs unable to access all information. Noted change to the design & access statement with a slightly different layout. Concerns regarding transparency of the drainage information – the new raw data provided for the water table etc. is unintelligible to most people. Inconsistencies between the drainage maps and the site layout so we question the validity of the information and the contours of the site aren't included. There is still a query regarding the legal rights of potential residents to use the proposed pedestrian/emergency access onto Rampton Road – we've never had a definitive answer over ownership. CPC recommend refusal. **REFUSED.** If approved we would like the design and validation of the SUDS to be conditioned. Should recommendation be made we'd like the application taken to Committee.
  - **S/2661/18/FL** - Proposed rear single storey and first floor extension to main house & garage conversion to existing double garage, 31 Telegraph Street, Cottenham (Updated plans for the addition of side elevation e4). Previous comments still stand.
  - **S/2935/18/FL** – Single storey rear extension, 58 Lyles Road, Cottenham. CPC recommends approval. **APPROVED.**
  - **S/3242/18/FL** – Proposed single storey extension to the front of the property, installation of window to side elevation, and infill of garage window, 12 Dunstal Field, Cottenham. CPC recommends approval. **APPROVED.**
  - **S/1532/18/FL** – New parking bays, Franklin Gardens, Cottenham - Amendment - The existing parking now shown on the plan, parking to be removed now shown on the plan and the drainage amended. Can see why adding 5 extra spaces along road and 2 extra outside 32 Franklin Gardens but not why moving other 5 spaces back onto grass. Previous comments still stand. CPC recommends refusal. **REFUSED.**

### Tree Orders

- **S/3408/18/TC** – 1. Lime - remove all major dead wood and suckers at base; 2. Yew - cut ivy at base; 3. Yew - cut back low branches over footpath to 2.5m and remove dead spurs; 5. Yew - sever ivy at base; 6. Oak - local area of dead bark at base on North side, monitor for fungal development - remove major dead wood; 7. Yew - signs of crown decline - clear adjacent shed by 1m, remove dead pegs and cut ivy; 8. Yew near path - major crown dieback on North side - remove dead branches and sever ivy; 9. Groups of Beech near back gate - remove lower branches to 3m high for access; 11. Hornbeam in corner - dead - remove to ground level; 14. Yew at end of path - crown lift to 2.4m and clear gravestones back to hedgeline; 16. Ash - shorten branch over seat by 4m and major dead wood - inspect cavities at 3 & 7m; 21. Oak near house - hollow stem on house side carrying heavy top weight - thin out branches by 50% to reduce risk of stem failure, remove major dead wood; 23. Horse Chestnut - no visible defects seen from ground level - climbing inspection and report advised 24. Horse Chestnut - climbing inspection, report advised 25. Horse Chestnut - weeping canker on trunk at 1m. Heavy branch over road rising from epicormic shoot - shorten by 50% 26. Horse Chestnut - weight bias towards churchyard - thin out heavy re-growth at previous reduction points by 40% 27. Horse Chestnut - end weight reduce and thin ends by 20% 28. Horse Chestnut - west side of gates - clear road sign, climbing inspection and report advised. All Saints Church, Cottenham. Noted.
- **S/3410/18/TC** - 3no Lime trees at rear of property - repollard to previous pruning points 10. Golden cypress (dying) - fell and grind stump, Village College staff houses, Cottenham. Noted.

### SCDC Decisions – approvals

- **S/2610/18/LB** - Removal of existing cupboard doors, construction of new en-suite WC and wardrobes, 35 High Street, Cottenham
- **S/2479/18/FL** -conversion of outbuilding to annexe (retrospective), 101 High Street, Cottenham
- **S/2476/18/FL** - single storey flat roofed side extension to existing annexe including external stairs and walkway and rear covered way (retrospective, 101 High Street, Cottenham
- **S/2478/18/FL** – studio building (retrospective), 101 High Street, Cottenham
- **S/2551/18/FL** - Demolition and replacement of existing single storey extension, 9 High Street, Cottenham

**18P/163. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. 2/16 – discuss in October. 5/16 – Hornbeam, Silver Birch and Acer suggested. 6/16 – roofing contractor possibly due on site next week. 8/18 – OWIDB was going to instruct solicitor however owner has now said they'd fit the shuttering correctly. 9/18 – query whether site audit had taken place. Cllr Graves has queried the siting of the equipment at the back of the site – should have a secure fence to prevent waste plastics being blown into the ditch. Update to be requested from SCDC Cllr Gough.

**18P/162. Joint Minerals & Waste Local Plan** – consider suggested Cottenham sites put forward by 31<sup>st</sup> October 2018. Item deferred to next meeting.

**18P/164. Date of next meeting** – 4<sup>th</sup> October 2018

**18P/165. Close of meeting** – 8.29pm.

## 18P/170. Planning Applications

- [S/3461/18/RM](#) - Proposed internal renovations, external front and rear facade redressed in insulation & brickwork, rear to be insulated & rendered. New roof configuration with dormer to rear in standing seam zinc, 45 Telegraph Street, Cottenham
- [S/3409/18/VC](#) - Variation of Condition 4 (wording of obscured glazing window condition) of planning consent S/2015/18/FL for two storey and single storey rear extension, Braemar, 150, Histon Road, Cottenham
- [S/3383/18/FL](#) – Single storey rear extension, 7 Harlestons Road, Cottenham
- [S/3244/18/PA](#) – Prior approval for single dwelling, Barn 1, Land Adj, Setbroad Farm, Oakington Road, Cottenham
- [S/3054/18/OL](#) - Outline Planning Application for Residential Dwelling with all Matters Reserved except for access, Land to rear of numbers 62 and 64 Histon Road, 64 Histon Road, Cottenham
- [S/3578/18/PA](#) - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Haelan Feld, Twenty Pence Road, Cottenham
- [S/3140/18/FL](#) - Erection of two storey side extension and change of use of scrub land to residential, 8 The Dunnocks, Cottenham

### SCDC Decisions – approvals

- [S/2081/18/FL](#) – Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beach Road, Cottenham
- [S/2702/18/FL](#) - To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Fields, Lambs Lane, Cottenham

### Refusals

- [S/2711/18/FL](#) - Retrospective- Single storey side extension and double garage. Single storey rear extension with link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twenty Pence Road, Cottenham

### For information only

- [S/3337/18/DC](#) – Discharge of Condition 17 (Renewable Energy) of Planning Application S1952/15/OL, Land at Oakington Road, (Bellway)

### County Council Decisions – refusal

- [S/3372/17/CW](#) - Application for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF), Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach

## 18P/171. Joint Minerals & Waste Local Plan

As you may be aware, Cambridgeshire County Council and Peterborough City Council are in the process of writing a new Joint Minerals and Waste Local Plan. This Plan will seek to ensure an adequate supply of minerals and waste management facilities over the period to 2036, including the relevant policies needed by Officers and/or Councillors for determining planning applications for such development.

Over May and June this year, the councils consulted on a very early Preliminary Draft of the new Plan, seeking views on the proposed wording of these policies, and also asking landowners, agents and operators to submit their suggested sites for future mineral and waste management development. We received a number of such suggested sites.

As a Parish Council, your views on these suggested sites are very important to us. We appreciate that you will have particular knowledge of your local area, of the surrounding areas, and of how these sites and their potential after-use, may affect you, should they be allocated in the new Plan. An interactive map of the suggested sites can be viewed via [this link](#). Please zoom to your area and click on a site for more information. To view the full details of a site as it was submitted to us, visit the online consultation portal by clicking here for [minerals sites](#) or here for [waste sites](#), and select 'View Comments' in the top right corner. If you cannot access any link, please contact us and we will assist in providing the information by other means.

We would be grateful if you could send us any comments you have regarding the sites submitted in your area, or indeed any other area, by no later than **Wednesday 31 October 2018**. Please respond either by email ([planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk)) or in writing to the address below.

We would like to stress that *no assessment has been made by the councils of these suggested sites and the councils have not made any predetermination as to their suitability or otherwise*. The sites have been suggested to us, not by us. Your comments will feed into the process of considering each suggested site.

When we have considered your comments, along with those received at the Preliminary Draft stage, we will publish a Further Draft Local Plan for consultation in Spring next year. This Further Draft will include our preferred options for the Plan, and we will seek your comments again at that time.

Thank you in advance for your time. Should you require anything further, please do not hesitate to contact me.

Yours faithfully,

**Chris Stanek** BSc MSc PIEMA  
**Strategic Planning Officer**  
% Joint Minerals & Waste Planning Team  
Peterborough City Council  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough, PE2 8TY

## **18P/172. Waterbeach New Town SPD**

Dear Sir / Madam,

### **Have your say on the Waterbeach New Town Supplementary Planning Document**

South Cambridgeshire District Council is seeking views on the draft Waterbeach New Town Supplementary Planning Document (SPD) during a six week period of consultation starting at 5pm on 14 September 2018.

The purpose of the SPD is to add further detail and guidance in regard to Policy SS/5 (Waterbeach) of the South Cambridgeshire Proposed Submission Plan 2014 (as amended). The SPD relates to an area of land covering approximately 580 ha situated about 9km north-east of Cambridge City Centre. The site is focused on brownfield land formerly uses as Waterbeach Barracks, accompanied by adjoining farmland.

A number of technical documents accompany the SPD, including: Sustainability Appraisal Screening Report, Habitat Regulations Assessment Screening Report and an Equality Impact Assessment, on which we also seek comments.

The documents will be published on Friday 14 September 2018 for a six-week period of consultation – and your comments are welcomed. Make your views known either by filling in the online form on the Council's website (<https://scambbs.jdi-consult.net/localplan/>), or alternatively by email or in writing using the Response Form, available to download on the website or from the District Council's offices. The Council's preferred way of receiving representations is via the online form as it helps reduce use of resources and speeds up the management of the process. **All comments must be received by 5pm on Friday 26 October 2018.**

The responses received will be considered by the Council before finalising the SPD for adoption. When the SPD is adopted it will be capable of being a material consideration in planning decision making for the new town.

The Public Notice provides further information, including where the documents can be viewed and the public exhibition, and is enclosed with this email.

Please contact the Planning Policy Team if you require any further assistance.

Yours faithfully,

Stephen Kelly

**Joint Director of Planning and Economic Development**

South Cambridgeshire District Council and Cambridge City Council

## 18P/173. Appeal: land adj to 236 Histon Road

### TOWN AND COUNTRY PLANNING ACT 1990: APPEAL UNDER SECTION 78

**Site Address:** land adj to 236 Histon Road Cottenham  
**Description of development:** Outline planning permission for proposed new dwelling including layout and access  
**Application reference:** S/0913/18/OL  
**Applicant:** Mr & Mrs Terry Wisbey  
**Appeal reference:** APP/W0530/W/18/3207242  
**Appeal start date:** 17 September 2018

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, 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 East2@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate  
Room C. Eagle, 3rd Floor  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN.

**All representations must be received by 22-Oct-2018.** 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 & 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 the relevant documents are available when you call. You can contact our offices on 03450 450 500.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully

**Stephen Kelly**

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

## 18P/174. Appeal: land off Beach Road (Manor Oak)

### TOWN AND COUNTRY PLANNING ACT 1990: APPEAL UNDER SECTION 78

**Site Address:** Land Off Beach Road, COTTENHAM, CB24 8RL  
**Description of development:** Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class C3) & associated works, including access, car & cycle parking, open space & landscaping  
**Application reference:** S/0012/18/OL  
**Applicant:** N/A, Manor Oak Homes Ltd  
**Appeal reference:** APP/W0530/W/18/3203109  
**Appeal start date:** 17 September 2018

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

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**Stephen Kelly**

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