

AGENDA REPORTS PACK

PLANNING COMMITTEE

5th April 2018

18P/058. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 22nd March 2018 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Graves, Mudd, Nicholas, Smith, Ward, Wilson and the Clerk

18P/047. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work) and Young (work).

18P/048. Any Questions from the Public or Press – None present.

18P/049. To accept Declarations of Interest and Dispensations – Cllr Ward declared an interest in S/0725/18/FL. Cllr Mudd declared an interest in S/0729/18/FL. Cllr Collinson declared an interest in S/0784/18/FL.

18P/050. Minutes – Resolution that the minutes of the Committee meeting held on 8th March 2018 be signed as a correct record. **RESOLVED.** NB: minor amend to 18P/043 (under S/0582/18/OL).

18P/051. Planning Applications:

- **S/0791/18/FL** - Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure, Land between Cody Road and railway, north of Waterbeach. Paperwork hadn't been received from SCDC for this application. The proposed site is further away from Cottenham and will increase traffic because the car park is bigger which will encourage more people to drive. Queries whether the car park be able to cope with increased population? The better facilities will benefit Cottenham. Cllr Collinson raised concerns about poor access. Comments to be passed to SCDC.
- **S/0729/18/FL** – Single storey front extension, 62 Lyles Road, Cottenham. Cllr Morris took the Chair at 7.43pm. CPC recommends approval. **APPROVED.** Cllr Mudd took no part in discussions or voting. Cllr Mudd took the Chair at 7.45pm.
- **S/0012/18/OL** - 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.
AMENDMENT: Revised flood risk assessment. Cllr Graves stated that the revised report still didn't address the problems. The land concerned is outside the IDB area however ultimately the IDB pump it away. The new flood risk assessment does appear to cover the requirements of the run off from the site, however no mention is made of the maintenance of the ditch beside Beach Road into which the attenuation pond will discharge. This is a former SCDC Award ditch which has not been maintained for a number of years. It drains water not only from this site but from the other side of Beach Road too (Brenda Gautrey Way etc). The water flows down Beach Road, passing Data Racks and the racecourse entrance and becomes the IDB responsibility at the Beech Ditch from whence it is pumped at Chear Fen Pumping Station into the Old West River. As SCDC seems now unwilling to maintain Award Ditches, Cllr Graves suggested it would be essential under the planning process that this ditch becomes the responsibility of the community of this site. It should also be insisted that the ditch is dug out and the hedge cut back before any works commence on site (the hedge is very overgrown). It was noted that the S106 Officer unhappy with play provision and has suggested reduction in number of houses. CPC recommends refusal. **REFUSED.**
- **S/0637/18/FL** – Two storey extension with a new side entrance and entrance lobby, 358 High Street, Cottenham. Not subservient to the existing building and two windows overlook the neighbouring property. This is a very sensitive part of the conservation area and appears out of keeping and concerns raised re. bulk/mass/scale. Not akin to traditional Cottenham barn. Contrary to conservation area SPD section 3.3. CPC recommends refusal. **REFUSED.**
- **S/0725/18/FL** - Conversion of outhouse to studio annex, 19 Broad Lane, Cottenham. Concerns raised regarding the basic upgrade of the property and apparent lack of insulation.

Safety issues raised due to only being one main exit. Why is the roof being raised? Noted that asbestos requires removal under strict controls. CPC recommends refusal. **REFUSED**. Cllr Ward took no part in the discussion or voting. Recommendation that a condition is put on the property that the annexe occupation is tied to the main house.

- **S/0798/18/FL** – Single storey front extension, 7 Males Close, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0784/18/FL** - Single Storey Rear Extension & Internal Alterations, 21 Crowlands, Cottenham. CPC recommends approval. **APPROVED**. Cllr Collinson took no part in the discussion or voting.
- **S/0833/18/PA** - Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Haelan Field, Twentypence Road, Cottenham. Cllr Collinson raised concerns regarding the flood assessment. EA document states that the FRA isn't specific to this proposal. Cllr Morris noted that Class Q is for steel-framed buildings and not pole as per this application. Application appears contrary to HG8. CPC recommends refusal. **REFUSED**.

Information Only:

- **S/0834/18/PA** – Prior approval for a proposed single storey rear extension, 1 Twentypence Road, Cottenham
- **S/0929/18/DC** - Discharge of conditions 3 (materials) and 4 (Method statement) of planning permission S/4359/17/FL, 313 High Street, Cottenham

SCDC Decisions:

Approvals

- **S/4585/17/FL** - Proposed Two Storey Side Extension and Single Storey Rear Extension, 1 Church Lane, Cottenham
- **S/4129/17/FL** - Remove existing shed and replace with larger timber shed, 54 Pelham Close, Cottenham
- **S/4359/17/FL** - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 313 High Street, Cottenham
- **S/0186/18/FL** - Single storey rear extension, 8 Cundell Drive, Cottenham
- **S/3072/17/FL** – Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham
- **S/4422/17/FL** - Single storey side and rear extension, 15 Ellis Close, Cottenham
- **S/3615/17/RM** - reserved matters for the Application for approval of reserved matters for access, appearance, landscaping, layout and scale following outline planning permission S/1952/15/OL for the demolition of existing barn and construction of up to 50 dwellings, Land at Oakington Road, Cottenham (Bellway)

Withdrawn

- **S/0380/18/FL** - Demolition of rear single storey lounge, new 2 storey rear extension, single storey carport/covered ramp and infill under existing side roof, 35b Rooks Street, Cottenham
- **S/0040/18/LB** - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 309 High Street, Cottenham

18P/052. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Clerk to chase update on case 6/16.

18P/053. Date of next meeting – 5th April 2018

18P/054. Close of meeting – 8.51pm.

Signed _____ (Chair) Date _____

18P/059. Planning Applications:

- [S/0891/18/FL](#) - Erection of single dwelling house incorporating previously approved highway alterations, Land to the rear of No 316 High Street, Cottenham
- [S/0907/18/RM](#) - Reserved Matters application for 126 dwellings and associated works following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works, land at Oakington Road, Cottenham (Persimmon)
- [S/0912/18/OL](#) - Outline Planning Permission for 2 no. dwellings, 19 Church Lane, Cottenham
- [S/0913/18/OL](#) - Outline planning permission for proposed new dwelling, land adj to 236 Histon Road Cottenham
- [S/1034/18/VC](#) - Variation of Condition 2 attached to planning permission S/2505/87/F to allow occupation of dwelling without agricultural tie, 100, Histon Road, Cottenham
- [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. AMENDMENT: **Revised transport assessment and access design information, surface water drainage information and parameters plan including building heights**

Tree Works

- [S/1020/18/TC](#) – T1 – Tulip tree, carry out a 30% reduction of entire tree, 4 Smiths Path, Cottenham
- [S/1148/18/TC](#) – T1 - Walnut, remove 4 low limbs, The Cotton House, High Street, Cottenham

Information Only:

- [S/0929/18/DC](#) – Discharge of conditions 3 (materials) and 4 (Method statement) of planning permission S/4359/17/FL, 313 High Street, Cottenham
- [S/0977/18/DC](#) - Discharge of conditions 5 (Materials) and 25 (Airborne dust) of planning permission S/1952/15/OL, Willow House, Oakington Road, Cottenham

SCDC Decisions:

Approvals

- [S/3072/17/FL](#) – Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham

18P/061. Consultation

Following the announcements at Autumn Budget 2017, the government is seeking views on a series of reforms to the existing system of developer contributions in the short term. These reforms will benefit the local authorities who administer them, developers who pay them and the communities in which development takes place.

<https://www.gov.uk/government/consultations/supporting-housing-delivery-through-developer-contributions>