

AGENDA REPORTS PACK

PLANNING COMMITTEE

5th July 2018

18P/115. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 21st June 2018 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Graves, Kidston, Smith, Ward and the Clerk

18P/102. Chairman's Introduction and Apologies – Cllr Morris introduced some Neighbourhood Plan exhibition materials – the consultation is now live. Attended SCDC liaison meeting last night and ran through list of portfolio holders. Local Plan – SCDC will now challenge any applications that come through citing lack of 5 year land housing supply and are non-compliant. They are expecting the Inspector's report in August. NB: they are starting to develop the next Local Plan later this year jointly with the City Council. Apologies accepted from Cllrs Bolitho (work), Mudd (sick), Nicholas (sick), Wilson (meeting), and Young (personal). Cllr Mudd has stood down as Chair and item will be added to next agenda to seek replacement.

18P/103. Any Questions from the Public or Press – None in attendance.

18P/104. To accept Declarations of Interest and Dispensations – Cllr Graves declared an interest in item 18P/107 and will leave the meeting.

18P/105. Minutes – Resolution that the minutes of the Committee meeting held on 7th June 2018 be signed as a correct record. **RESOLVED.**

18P/106. Planning Applications:

- **S/1925/18/FL** – Single storey rear extension, 95 Rampton Road, Cottenham. Concerns that the proposal is very close to the boundary. CPC recommends approval but with a condition that the roof light has obscured glass. **APPROVED.**
- **S/1923/18/FL** - Proposed Single Infill Extension to the Rear of Existing Property, 1 Twentypence Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2015/18/FL** - Two Storey and Single Storey rear Extension, Braemar, 150, Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **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, Beech Road, Cottenham. Concerns re. loss of openness and rural character, harm to the green belt. CPC recommends refusal. **REFUSED.**
- **S/2035/18/FL** - Application for outline planning permission with all matters reserved for a new dwelling, Land to the rear of 18, Victory Way, Cottenham. This is a confined site with poor access which backs onto an area of sheltered accommodation. Concerns re. inadequate parking and loss of residential amenity. No appropriate access from the public highway. Contrary to DP3 1b, DP3 1c and DP3 2j. CPC recommends refusal. **REFUSED.**
- **S/2065/18/FL** - Discharge of condition 6 (Management and maintenance of proposed streets) of planning permission S/3615/17/RM, Land at Oakington Road, Cottenham (Bellway). Design of the permeable surfaces rely on householders to maintain in the future. The use of permeable surfaces doesn't count towards SUDs calculations and is not a useable means and therefore not fit for purpose. Contrary to DP1 1j. Serious concerns regarding long term maintenance of the scheme and flooding in the vicinity. CPC recommends refusal. **REFUSED.**
- **S/2158/18/FL & S/2159/18/LB** – Two storey rear extension, 35 High Street, Cottenham. Extensions to listed buildings in the conservation area should be in the long-term interest of the building not in the short-term interest of the owner. CPC recommends refusal. **REFUSED.**
- **S/1532/18/FL** – New parking bays, Franklin Gardens, Cottenham. Concerns regarding permeability and loss of open space/number of trees. Inadequate drainage – if it was permeable then the gully wouldn't be required. CPC recommends refusal. **REFUSED.**
- **S/2075/18/OL** - Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks,

landscaping, and highways works, Land adjacent to Waterbeach Barracks & Airfield site, Waterbeach. We welcome the mention of traffic calming to the surrounding areas including Cottenham. It is premature to comment on the development until it is known what is happening with the A10.

SCDC Decisions:

Withdrawn

- **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)

Tree Orders

- **S/2124/18/TC** – Following survey carried out by Argenta Tree Surveys the following was recommended: Red Oak - fell: rot with fungal fruiting bodies of Ganoderma at base + sunken bark lesion following up trunk from base indicating ongoing wood decay. Lime - fell: crown in advanced state of retrenchment (advanced dieback & decay), The Green High Street, Cottenham. CPC is the applicant. Refer to Trees Officer. Cllr Graves left the meeting at 8.48pm.
- **S/2241/18/TC** - Remove one dead Sliver Birch Tree. Tree is a danger to traffic and students, Tree on the Green opposite The Centre School, Cottenham (works already done)

18P/107. Consultation – to review proposed response to Cambridgeshire and Peterborough Minerals and Waste Local Plan Preliminary Draft Consultation (by 26 June 2018) – Resolution to submit the proposed response to the Minerals and Waste Local Plan Preliminary Draft Consultation.

RESOLVED.

18P/108. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 6/16 – waiting update. 3/18 – waiting update. 5/18 – site visit with Mike Hill (Director of Health & Environmental Services), SCDC Cllrs Gough and Wilson undertaken. One of the piles has been removed whilst others have got worse. Mike Hill will look at clearing the site (possibly with help from landowners), the feasibility of installing gates and CCTV in 3 different locations. There will also be a campaign to make people more aware. 6/18 – work stopped on site until Monday. Concerns that the planning conditions aren't enforceable. Resolution to write to SCDC Chief Exec (Beverly Agass), Leader (Cllr Bridget Smith), Planning portfolio holder (Cllr Tumi Hawkings) and our own District Cllrs to express grave concerns regarding lack of enforceability of planning conditions.

RESOLVED.

18P/109. Date of next meeting – 5th July 2018

18P/110. Close of meeting – 9.05pm.

Signed _____ (Chair) Date _____

18P/116. Planning Applications:

- [S/2281/18/RM](#) – Reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon)
- [S/2150/18/FL](#) & [S/2151/18/AD](#) - Change of use from B1 to D1 with the introduction of a hanging sign to South West elevation and window graphics, 176A High Street, Cottenham
- [S/2363/18/FL](#) - Porch and single and two storey rear extensions, 159 Rampton Road, Cottenham
- [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, Beech Road, Cottenham (AMENDMENT)

Tree Orders

- [S/2375/18/TC](#) - Purple Plum on right hand side at end of patio - reduce to 2.1m, 60 High Street, Cottenham

SCDC Decisions:

Approvals

- [S/2124/18/TC](#) – Following survey carried out by Argenta Tree Surveys the following was recommended:
Red Oak - fell: rot with fungal fruiting bodies of Ganoderma at base + sunken bark lesion following up trunk from base indicating ongoing wood decay. Lime - fell: crown in advanced state of retrenchment (advanced dieback & decay), The Green High Street, Cottenham

Information Only:

- [S/2337/18/DC](#) - Discharge of condition 8 (Remediation strategy) of planning permission S/1952/15/OL, Land at Oakington Road, Cottenham (Bellway)

18P/117. Updated village design statements

SCDC has received grant funding for a “design” initiative.

Essentially they have funding for consultants to work with 6 to 8 villages to produce short (10pp) Village Design Statements to be adopted by June 2019.

I went to the launch session last night, along with representatives of about 30 other villages.

If we were interested, we would need to “express interest” with Parish Council support by 23rd July and, if successful, have Steering Group of 6 to 10 ready to go by late August.

There are three main stages:

- A character mapping workshop – this could be day-time for evenings as convenient (and we have much of it in the VDS, heritage and character assessment and NP.
- A study tour – possible a 2/3rds day tour of exemplar villages by the Steering Group
- A design guidance workshop – aimed at formulating policies.

After which the consultants/group would draft the VDS and feed it into the regulatory loop with all the others.

So far, we have taken the view that:

- Our VDS as a supplementary Planning Document has little weight in planning decisions.
- The Local Plan now includes many “design” policies that were outlined in our VDS
- Our draft NP includes the essence of other VDS policies
- Our adopted VDS is one of the evidence papers referred to in the draft NP and our “alterations and extensions” policy refers to the VDS directly.

Other factors:

1. The timing of this project may be too late for us, although we could substitute the “new” VDS for the old one as evidence.
2. The project is very “consultant-led” – mostly to keep to the short timescale and less damaging to us as we have so much existing material.
3. The consultants are too “urban” – although Cottenham is evolving rapidly into a “town with no shops.
4. Could we actually stimulate an active working group with a diverse membership of 6 to 10 able to commit about a day each month for 5 or 6 months?