

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**5<sup>th</sup> November 2015**

15P/184.

**Minutes of the Planning Committee Meeting**

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 22<sup>nd</sup> October 2015 at 7.30pm**

**Present: Cllrs Morris (Chair), Collinson, Heydon, McCarthy, Nicholas, Richards, Ward, Young, SCDC Cllr Harford and Clerk (Jo Brook)**

**15P/169. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Collier (trustee meeting) and Mudd (sick).

**15P/170. Any Questions from the Public or Press – Standing orders to be suspended** – none present.

**15P/171. To accept Declarations of Interest and Dispensations** – Cllr Heydon declared a non-pecuniary interest in 15P/178 – The Three Horseshoes and will take no part in discussions or vote.

**15P/172. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 8<sup>th</sup> October September be signed as a correct record. **RESOLVED.**

**15P/173. Planning Applications for consideration**

- **S/2419/15/OL** – Erection of 2 dwellings, land NW of 14 Ivatt Street, Cottenham (NB: wrong house number on application) – comment that we can't see that this application is any different from the previously rejected application. Reasons previously stated still stand. Standing Orders suspended at 7.39pm. Cllr Harford stated that as a result of the Waterbeach appeal being upheld (due to the 5 year housing supply shortage) the village framework has been nullified. However the NPPF's still stand. Standing Orders reinstated at 7.40pm. Cllr Nicholas quoted the previous decision notice. This application would extend the built up area of the village, there are no affordable homes, problems with access and is not in a sustainable location. Cllr Collinson pointed out lack of visibility spays onto the High Street, due to walls on either side of the access road. Cllr Richards mentioned that due to the nursery (adjacent to the proposed site) there is an increased number of children using Ivatt Street and we have to consider the lack of pavement on this particular road. CPC recommends refusal. **REFUSED.**

**Decisions made by SCDC**

**Approvals**

- **S/1195/15/FL** – Replace existing garage with 3 bay oak-framed garage, 30 High Street, Cottenham
- **S/2073/15/FL** - Take down and rebuild damaged sections of front garden wall of listed building, including: re-using existing and reclaimed bricks, new copings & foundations, re-setting existing metal garden gate posts, 333 High Street, Cottenham

**Tree Orders – for information only**

- **3 Elm Barns** – Sycamore in neighbouring property – remove selective branches growing over garden of number 9
- **3 Cross Keys Court** – Holly 1: fell to ground level. Holly 2: reduce upper crown by 2-2.5m and prune sides to shape. Ash – crown lift by approx. 3m, remove major deadwood and end weight, reduce long heavy limbs by 25%
- **339 High Street** – 2x horse chestnuts: top end reduced to give 2m clearance of buildings. Lime: reduce canopy all round to create 2m radius all round and reduce height by 5m.

- 15P/174. Planning appeal** – to consider response to planning appeal (S/1248/15/FL) for erection of 4 houses on land NW of 14 Ivatt Street. Response required by 13<sup>th</sup> November – Resolution that the Clerk responds to state that we stand by our original comments and have nothing further to add. **RESOLVED.**
- 15P/175. Persimmon update** – to receive update on the status of this application – Cllr Morris outlined and report circulated. Public exhibition will now be held on 10<sup>th</sup> November. Cllr Young asked if this application would be considered with Gladman and Endurance. Cllr Harford has requested a meeting of the 3 local members with all 3 developers to get the applications considered together. Cllr Morris has made contact with Philip Kratz re. getting help at possible appeals. Meeting to be arranged in December to take advice on whether we need help at this stage.
- 15P/176. Planning Forum** – to receive update from the meeting – Cllr Morris feedback about the consultation on delegation of planning decisions. Many PC’s didn’t like the proposals. The proposition was amended to add two things: asking for a referral and whether a PC wanted to have a representative at Committee. Standing Orders suspended at 8.07pm. Cllr Harford stated that if we like this second proposal then we should say that we don’t like the consultation and that we endorse the new solution. Standing Orders reinstated at 8.08pm. Cllr Collinson stated concerns with the consultation proposition. Whilst CPC are lucky that our representative is very insidious some PC’s aren’t so lucky. Cllr Morris ran through the form and suggested responses were prepared. It was considered important that there is a mechanism in place for PC’s to have their say on applications. Diluting that say at a time when SCDC has a lot of new/novice staff is not ideal. The planning website also needs amending – it would be useful to receive an acknowledgement when comments are made. NB: Cllr Harford clarified that an application wasn’t signed off by just a single case officer; it goes to the head of the department to see if the response is technically correct and of sound basis. Cllr Morris to draft response and submit.
- 15P/177. Icen Homes, Histon Road** – to consider update from Icen regarding maintenance of front verges – Clerk has spoken to Icen. Verge belongs to County however they will get their maintenance team to do one cut now.
- 15P/178. Enforcement** – to consider update from Enforcement Officer regarding Cost Cutter, Old Labour Hall and Three Horseshoes – Cllr Harford stated that Costcutter have been advised to submit a retrospective application. The gates that have been fitted are considered acceptable. Whilst Cllr Collinson accepted the comments made by the Enforcement Officer regarding the Three Horseshoes he believed the issue was perhaps a matter for Highways. Resolution to raise the issue directly with the owner and suggest a meeting. **RESOLVED.**
- 15P/179. Date of next meeting** – 22<sup>nd</sup> October
- 15P/180. Close of meeting** – 8.50pm.

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

**15P/185.**

**Planning Applications for consideration**

[S/2407/15/FL](#) – Erection of single storey rear extension, 57 Lambs Lane, Cottenham

[S/2220/15/FL](#) – Change of use of warehouse/storage facility to residential, 40 Church Lane, Cottenham

[S/2504/15/FL](#) – First floor rear extension, 15 Histon Road, Cottenham

[S/2525/15/FL](#) – Single storey extensions to side and rear and outbuilding, 25 Rampton Road, Cottenham

**15P/174. S106 application from Dissenters Trustees**

On behalf of the Cottenham Dissenters' Cemetery I would like to apply for part of the S106 grant which I understand is available for open spaces.

The Dissenters' Cemetery is a valuable part of Cottenham's heritage. It is a physical reminder of the struggle fought by nonconformists for equality and a record of village life from the mid 1800s to the present day. Although created by and for nonconformists in particular, for many years the cemetery has been available to all, irrespective of religious belief of the deceased or their family.

Recently the Trust has been legally reconstituted as a Charitable Incorporated Organisation, whose trustees are keen to raise the awareness and use of the cemetery for the whole community. There are two War Graves, and many Cottenham people have family members buried in the cemetery. It is an attractive open space at the heart of the village, not only for those visiting family graves but also for those who are in need of a place for peaceful contemplation and reflection.

At present there is space for only a few more graves within the main part of the cemetery.

The cemetery owns a plot of land adjoining the current grounds. We plan to improve that space so that it will be able to be used not only for traditional burials but also a Garden of Remembrance for the interment of ashes. At present there is no designated space for such interments, and ashes have only been interred in existing graves. We have recently been asked about providing an area for such a purpose and feel that this will fulfil an important social need.

We anticipate asking for a grant in the region of £20,000 to be able to landscape the area in question and provide appropriate seating, paving etc. to make it an attractive area for those wishing to make use of the facility.

If this has the Council's support we should be happy to supply further information and work out costs in more detail.

Ann Scott, Chairman