

**AGENDA REPORTS PACK**  
**PLANNING COMMITTEE**

**6<sup>th</sup> April 2017**

## 17P/057. Minutes



### DRAFT Planning Committee Meeting

Meeting held in the Village Hall, Cottenham on **Thursday 23<sup>rd</sup> March 2017 at 7.30pm**

**Present:** Cllrs Morris (Chair), Collinson, McCarthy, Richards, Wilson and Young and the Clerk

**In attendance:** 3 members of the public

- 17P/045. Chairman's Introduction and Apologies** – Cllr Morris said that both Gladman applications were heard at the SCDC Planning Committee today. Gladman 2 - After a long argument the vote was tied with the Chair casting the final vote. The application will now have to go to contract. Gladman 1 – the vote was clearer on allowing a statement of common ground. Inspector may or may not allow additional information to be provided at the appeal hearing. Apologies accepted from Cllrs Bolitho (work), Graves (work), Mudd (personal), Nicholas (personal), and Ward (holiday).
- 17P/046. Any Questions from the Public or Press** – Standing orders suspended 7.34pm. Resident 1 spoke regarding S/2876/16/OL. He has made a representation to the case officer. The outline plans show a row of houses immediately behind a row of existing houses on Rampton Road. Has concerns about separation distance and privacy. His property has a side garden and the house runs front to back on the plot. Additionally with the houses showing as being built on the Recreation Ground the trees have been removed to enable them to rearrange the playing fields. Cllr Morris said that some of the items may not be appropriate in relation to the agenda item tonight but will be looked as when we submit our final comments. Standing Orders reinstated 7.36pm.
- 17P/047. To accept Declarations of Interest and Dispensations** – *i. To receive disclosures of pecuniary & non-pecuniary interests from Councillors on matters to be considered at the meeting. ii. To receive written requests for dispensation. iii. To grant requests for dispensation as appropriate.* Noted that none received.
- 17P/048. Minutes** – Resolution that the minutes of the Committee meeting held on 9<sup>th</sup> March 2017 be signed as a correct record. **RESOLVED.**
- 17P/049. Planning Applications:**
- **S/1606/16/OL** - Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access), Land at Oakington Road, Cottenham. **AMENDMENT: Revised site to include access to Rampton Road and additional information.** Cllr Morris has queried the deed with a solicitor and their view is that the deed only gives access to 2 plots in perpetuity. Evidence required showing similar rights for the other plots and there is nothing to show who actually owns the access itself. Cllr Collinson mentioned the need to determine who owns the right of way as emergency access going forward since ownership wasn't determined for the Tenison Manor estate. Drainage – revised figures given but not at the OWIDB rates; needs to refer to 1.1l per second. Clerk to respond.
  - **S/2876/16/OL** – Outline application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land North East of Rampton Road, Cottenham. **AMENDMENT: Archaeological documents.** CPC notes the documents.
  - **S/0745/17/LB** - Repairing and upgrading the property, 307 High Street, Cottenham. CPC recommends approval and commends the approach being taken. **APPROVED.**
  - **S/0805/17/LD** - Certificate of Lawful development for the proposed single storey rear extension, 33 Bullfinch Way, Cottenham. Noted.

- **S/2702/16/FL** - Relocation of an extractor flue from an external position to vent through the roof, Unit M, Broad Lane Industrial Estate, Cottenham. CPC recommends approval. **APPROVED.**
- **S/0836/17/FL** - Proposed two storey rear extension to form open plan kitchen/dining/family area with bedroom over, 242 High Street, Cottenham. Query as to the use of upvc in conservation area. Noted that if building up the boundary fence as shown in the plans then the footings won't fit within the plot so there is a question of feasibility. Concerns about use of flat roof in a conservation area since it will be visible from the High Street. Overall design doesn't enhance the design of the existing building and is not in character. CPC recommends refusal. **REFUSED.**
- **S/0317/17/FL** – 2 storey side extension and single storey rear extension, 64 Histon Road, Cottenham. CPC recommends approval. **APPROVED.**

**Tree Works:**

- **S/0826/17/TC** - 1 Pine tree -one third approximately of height to be removed 2 Weeping birch - reduction of spread, 50 Corbett Street, Cottenham. **APPROVED** subject to Tree Officer comments.
- **S/0828/17/TC** - Weeping Ash - fell due to decay. Replant with Lime in the same place, The Green, High Street, Cottenham. **APPROVED** subject to Tree Officer comments.
- **S/0892/17/TC** - Apple tree propped up by 3 roofs - sectionally dismantle Small Pear on left hand boundary - reduce height to previous pruning points and prune to slightly to clear driveway, 301 High Street, Cottenham. **APPROVED** subject to Tree Officer comments.

**For information only:**

- **S/0873/17/TC** - Fell a dangerous Leylandii Tree with a large crack down both sides of the trunk, 5 Paxton Close, Cottenham. ALREADY REMOVED.

**17P/050. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 2 – Cllr Morris has spoken to the owner since work is negligible. Case 5/17 – Clerk to circulate email update.

**17P/051. Public Inquiry** – to consider attendance at the public inquiry re. S/1818/15/OL (Gladman) from 4<sup>th</sup> April 2017 – We have been advised by our solicitor to be legally represented at the inquiry. The decision today was to give authority to the SCDC Officers to negotiate with the developer. The original appeal was based on additional traffic and the damage to the vista on Rampton Road. We have a right to be at the appeal and reinforce our comments. The Inspector will unpick how SCDC got to their decision. Inspector may say the appeal is to go ahead just with original information or accept new information from Gladman (roundabout design & additional planting). We would only be defending the extra 25 hours however the S106 agreement for this application is not as generous as the application (S/1411/16/OL) agreed today so the village would be worse off. If the Inspector doesn't allow the new mitigations, then we carry on with our objections. If necessary, the Inspector may ask for the 21 days advertising regarding the almshouses. Noted that the proposed roundabout would still work for an extra 25 houses. Resolution that Cllr Morris attends the inquiry from 4<sup>th</sup> April 2017 with appropriate legal representation. **RESOLVED.**

**17P/052. Date of next meeting** – 6<sup>th</sup> April 2017

**17P/053. Close of meeting** – 8.40pm

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

## **17P/058. Planning Applications:**

### **For consideration**

- [S/1006/17/LD](#) - Loft Conversion to Include 3 Rooflights on Front elevation, 24 Woodlark Drive, Cottenham

### **SCDC Decisions:**

#### **Approved**

- [S/3305/16/FL](#) - Enlarged two storey rear extension to replace existing ground floor rear extensions. Enlargement and repair of existing roof structure to rear. Addition of new sedum-planted flat roof to single storey areas. Replacement of existing garage, 12 Telegraph Street, Cottenham
- [S/0526/17/DC](#) – Discharge of Condition 3 (Tree Protection) of application S/3127/16/FL, 250 High Street, Cottenham
- [S/3535/16/FL](#) – Detached double garage, Church Lane Nurseries, Church Lane, Cottenham
- [S/0387/17/LD](#) – Single storey rear extension, 20 Lyles Road, Cottenham

#### **Refusals**

- [S/0251/17/FL](#) - Two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham

#### **Withdrawn:**

- [S/0007/17/DC](#) - Discharge of conditions 3 (windows and doors), 4 (precise details), 5 (gutters and pips) and 6 (roof tile sample) of listed building consent S/1273/16/LB for Extension and alteration, 109 High Street, Cottenham

#### **For information only:**

- [S/0896/17/DC](#) - Discharge of condition 3 (Materials) of planning permission S/2593/11, Oak Apple Barn, Church Lane, Cottenham

## **17P/060. Public Inquiry**

Oral report on the current status of the Public Inquiry

## **17P/061. Neighbourhood Plan**

Draft pre-submission plan revised to incorporate feedback from SCDC Planners and Working Party members and now includes some suggested development and re-development sites.

Draft v1.2 is now on our website. Draft will be revised incrementally as more information becomes available; then formally offered for consultation as v2