

AGENDA REPORTS PACK

PLANNING COMMITTEE

6th October 2016

16P/173.



Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on **Thursday 22nd September 2016 at 7.30pm**

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

In attendance: 1 member of the public

16P/159. Chairman's Introduction and Apologies – apologies accepted from Cllrs McCarthy (personal), Morris (meeting on behalf of CPC), Richards (holiday) and Young (holiday).

16P/160. Any Questions from the Public or Press – Standing orders suspended at 7.31pm. Peter Tompkins spoke regarding item 16P/164, the Three Horseshoes. The wall is in the process of being repaired. He stated that it was damaged by the neighbours but that he wasn't pursuing the matter further. The bricks are being sorted and graded in relation to being used for both the wall and driveway. Work will begin in due course. Cllrs Bolitho and Collinson requested clarification of timescales and of 'in due course' since works had been ongoing since 1990. Mr Tompkins indicated that it would depend on the labourers. Cllr Collinson raised safety concerns due to the abutment of the drop from the pavement and therefore the danger to pedestrians of falling onto the driveway. Mr Tompkins said this would be actioned in the near future and that he anticipated works to be completed in the next year. Mr Tompkins was thanked. Standing Orders reinstated 7.35pm.

16P/161. 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.* Cllr Bolitho declared a non-pecuniary interest in the Tree Order.

16P/162. Minutes – Apologies for Cllr Collinson amended to read 'personal' not sick. Resolution that the minutes of the Committee meeting held on 8th September be signed as a correct record. **RESOLVED.**

16P/163. Planning Applications:

- **S/2267/16/FL** – Single & two storey side extension, 53 Histon Road, Cottenham. The plans don't indicate the effect of the extension on the neighbouring property and there is no way of knowing whether there is a window on that side (albeit north facing so no light issue). Concerns raised that the extension could be considered overbearing given the proximity to the neighbouring property however it was acknowledged that a gap would still be left. CPC recommends approval subject to there being no window on the side of adjacent property. **APPROVED.**
- **S/2180/16/FL** – First floor front extension, 20 Pelham Way, Cottenham. Already approved prior to meeting.
- **S/2329/16/FL** – Demolition of existing garage and erection of single storey rear extension, 84 Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2355/16/LB** - Part removal of internal modern block wall to ground floor hallway, 86 High Street, Cottenham – Noted that the Heritage Statement is incorrect; property is within the Conservation Area. CPC recommends approval. **APPROVED.**

SCDC Decision Notices:

Refused:

S/2037/16/OL - Outline planning permission for the erection of a dwelling garage with some matters reserved except for access, Land to rear of 160, Histon Road, Cottenham

Withdrawn

- **S/3065/15/OL** – Demolition of old farm barns and construction of a 2/3 bed log cabin dwelling for a smallholding/garden nursery business, Land to the west of Lost Acres, Twentypence Road, Cottenham

Tree Orders

- 9 Church Close – T1: horse chestnut – too close to fence, causing damage - remove. T2, T3, T4, T5: silver birch – too big/tall, causing blocked drains, gutters and overshadowing smaller trees + too close to dwelling – remove. T6 & T7: conifers – too close to dwelling and overshadowing smaller rowan and fruit tree – remove. Concerns raised that there is no professional tree surgeon information supplied to back up reasons for removal of so many trees. Would like to see additional information – Clerk to check with Tree Officer. Approved subject to Tree Officer comments.

- 16P/164. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Charlie Swain has been in contact to say that the auto centre would be submitting an application to cover the replacement doors in addition to some other minor works they wish to undertake. Just Baguettes is submitting a retrospective application for a change of use classification from A5 to A3. The Co-op have removed a lot of the adverts but intend to submit a retrospective application for the two signs fitted to the fascia. Clerk has spoken to the new barbers shop regarding the barbers pole which has been erected without permission and they will action accordingly. A resident has been in touch to say that Unit M on the Broad Lane industrial estate has installed a flue; Clerk has passed on details to Enforcement. Concerns raised about the dangerous nature of Gothic House and whether the pavement in front of the building should be cordoned off whilst there is still a risk of falling masonry. Concerns also raised again regarding pedestrian safety by the Three Horseshoes and the length of time works were taking.
- 16P/165. Cambridgeshire ACRE AGM** – consider attendance at event on Tuesday 27th September – Cllr Morris has offered to attend. NB: we are not currently members but they have provided some useful information to us regarding finance for the new village hall, CLT's and Neighbourhood Plan.
- 16P/166. Flood Awareness Questionnaire** – consider response to questionnaire from County regarding flood risk awareness in communities across Cambridgeshire – Cllr Ward to draft response with Cllrs Graves and Morris.
- 16P/167. Waterbeach Barracks Development** – consider response regarding engaging Cottenham residents on development consultation events – Consultation has already been distributed in the village. CPC would like to be kept informed but no specific meeting necessary at this stage.
- 16P/168. Date of next meeting** – 6th October
- 16P/169. Close of meeting** – 8.35pm.

Signed _____ (Chair) Date _____

16P/174.

- [S/2346/16/FL](#) – Replacement of existing training tower with new tower, Fire Station, High Street, Cottenham
- [S/2424/16/FL](#) – Two storey front extension to existing dwelling plus internal alternations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham
- [S/2530/16/FL](#) – New 3 bedroom dwelling and associated parking, 33 Margett Street, Cottenham

SCDC Decision Notices:

Approved:

- [S/1794/16/FL](#) - Erection of 2 dwellings with new highway access and 2 no. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham
- [S/2180/16/FL](#) – First floor front extension, 20 Pelham Way, Cottenham
- [S/1932/16/FL](#) – Single Storey Rear Extension & Garage Conversion, 52 Denmark Road, Cottenham
- [S/1963/16/FL](#) & [S/1964/16/LB](#) – Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, The Chequers, 297 High Street, Cottenham
- [S/1952/16/FL](#) – Two storey rear extension, 70 High Street, Cottenham

16P/175. Enforcement update

Ongoing:

Jolly Millers – Tree Officer has issued a voluntary replanting notice with works to be undertaken between Oct 16 – March 17. CPC to report to Ian Lorman on status of works in January 2017.

Three Horseshoes – Owner will shortly receive letter from Enforcement requesting that the wall is repaired as soon as possible. Charlie will let us know when he has received a timetable for the works. As to the storage of bricks these are to be used in connection with works on site therefore no further action can be taken. Owner has confirmed that works will be done to the wall in due course. Anticipates that the driveway works will be completed in the next 12 months.

Co-op – The additional two signs to the front fascia, security bollard advertising and the free-standing advertising units all require advert consent. A letter has been raised by Enforcement and retrospective application will be submitted.

50 Lambs Lane – The cars are not in breach of planning and currently the garden does not justify a S215 amenity notice. The informal advice on this case is that the Parish should raise a general letter of concern to the owner. This could then be used at a later date should the site deteriorate. Clerk has queried how much worse the site would need to get before a S215 would be justified. **Waiting response.**

Old Labour Hall – issue of rear garden has been raised. Not bad enough for a s215 notice but we can write to the owner ourselves requesting that they tidy it up within a reasonable amount of time. Failure to comply could result in a Community Protection Notice being issued but Enforcement would need a copy of the letter as part of the evidence. **Clerk has now written via Enforcement.**

CVC – 3 trees removed from the front of the property. Has been agreed that these will be replaced, preferably with something more climate suitable and disease resistant. Potentially up to 6 half or full standard trees will be planted (6-8ft tall). Richard Rice (CCC) working with Ian Lorman (SCDC) regarding replacements.

Gothic House – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians. Building Control are requesting similar repairs to those done previously. Enforcement to speak to Conservation to see what can be done long term.

Cottenham Tyres & Autocentre – replacement metal shutters have been installed. **Planning required and this is being progressed.**

Barbers – new shop replacing the old sweet shop on High Street. Signage has been installed without permission. Retrospective application to be submitted.

For info:

Broad Lane Industrial Estate – Unit M has installed a chimney-type structure without permission which is highly visible to residential properties directly bordering the estate. Enforcement have spoken with one of the owners of the business Clearglass who have leased the building. The structure is not a flue or chimney but an air extraction system to ventilate a paint spray booth installed inside the building. The booth is not operating at the moment and will only use water based paints. Enforcement have advised the owner that planning permission is required for the installation of the extraction system and he has confirmed that a retrospective application will be submitted.