

AGENDA REPORTS PACK

PLANNING COMMITTEE

7th January 2016

Planning Committee Meeting Minutes

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 17th December 2015 at 7.00pm**

Present: Cllrs Mudd (Chair), Collinson, Heydon, McCarthy, Morris, Nicholas, Ward, SCDC Cllr Harford and Clerk.

In attendance: 7 members of the public, Emma Fitch, Business Manager, County Planning, Minerals and Waste.

- 15P/203. Chairman's Introduction and Apologies** – The Chair welcomed Emma Fitch who was attending to give details of the application for Waterbeach Waste Management Park. Apologies received from Cllrs Bolitho (personal), Collier (personal) and Young (personal).
- 15P/204. Any Questions from the Public or Press – Standing orders to be suspended.** Resident 1 spoke to say that the proposed modifications made very little difference to his light situation and he would still be overshadowed. By swapping the bedroom and living room it would imply greater use of the balcony. The building is also out of keeping with New Town. Can still look around the screens. Resident 2 stated that the site was overdeveloped. The balcony has reduced but it will be open so they could put table/chairs on it. Due to the large windows on properties on Pelham Way users of the balcony would be able to see into their house jeopardising privacy and the proposals overshadow the Pelham Way properties. No issue with the groundfloor plans, only the upstairs. Resident 3 said that the balcony would give direct view into his garden, living areas and kids bedrooms. The proposed modifications are very minor. Standing Orders reinstated at 7.12pm.
- 15P/205. 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.* None offered.
- 15P/206. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 3rd December be signed as a correct record. **RESOLVED.**
- 15P/207. Planning Applications for consideration**
- **S/2900/15/FL** – Two storey rear extension, 15 New Town, Cottenham. Cllr Nicholas referenced the previous application and the pre-application advice regarding reducing the ridge height. The original design has now been dropped from 18.9ft to 18.3ft, a 2.5% reduction. It would be very easy to look round the proposed screens and these won't help the overlooking problem. The design doesn't fit with the area. Cllr Collinson also thought the scheme to be overbearing by sheer bulk and design. The original objections of loss of visual amenity, light and privacy have not been addressed. CPC recommends refusal despite the very minor changes. **REFUSED.** If the Case Officer is minded to recommend approval we would like the application to go to committee. The Chair informed residents that they could also go to the SCDC Planning Committee meeting to raise their objections.
 - **S/0013/15/CW** - Section 73 planning application to develop land without complying with conditions 1D, 3, 38, 39, 42, 43, 44, 44A, 46, 48, 49, 55, and 56A of planning permission reference S/02279/11/CW & S/02575/12/CW for an extension to the operational life of Area D of the existing landfill area from 31 December 2015 to 31 December 2036 for the landfilling of non hazardous waste; and to not fill Area E1 (Gravel Diggers) of the landfill with non hazardous waste and to restore that area instead to a lower level with onsite sourced clay material (by 31 December 2019); with the continued use of the Waterbeach Waste Management Park as set out in planning permission reference S/01587/99/CW, Waterbeach Waste Management Park, Ely Road, Waterbeach. Standing Orders suspended at 7.22pm. Emma Fitch provided an overview on the

proposals. This is a new application, updating the previous one. E1 site work will start early 2016 and only has permission for restoring the site but work won't be done within the original timescales. Will forfeit the right to fill with non-hazardous waste and use clay from area D instead which is good quality. The contours will change to 6m instead of 8m, above the existing ground level. Most waste will be moved internally. In terms of drainage the run off has been taken into account. Cllr Richards arrived at 7.31pm. Residents thought the change from non-hazardous waste was a positive. Cllr Collinson raised concerns about the permeability of the clay. Advice being sought from the EA re. flood risks. There is no issue with heavy vehicles moving between the sites – won't be using Long Drove. Gate/bridge linking via Lots Drove has been prepared ready for use. There is every likelihood that work will be completed before 2019. Cllr Collinson asked for information about noise/dust attenuation. Emma has gone through this with the residents. An acoustic barrier is still to be put up. Dust comes under part of the mitigation but is fundamentally the same as in the previous application. Resident 1 stated that it was a relief not to have the non-hazardous waste but they are worried about the implications of the clay. The drainage needs to be looked at very closely. Emma would like the EDB to address this issue. It was commented that Lots Drove is heavily driven by what's in Engine Ditch and can be impassible if Engine Ditch has been swamped. Cllr Mudd asked about traffic movements and it was confirmed that the villages won't be used. Emma to check on behalf of residents if any similar clay works have been undertaken. Cllr Morris queried the attenuation. The run off must be higher due to the clay and resident also raised concerns about run off from adjacent fields. Emma stated that the EDB will give the main steer on this but that the run off couldn't be more than there is currently. She also stated that the landfill now has to be totally contained so this is now technically a 'clay box'. Cllr Richards asked if gravel tubes though the clay would be used to aid drainage; Emma to check. Standing Orders reinstated at 7.56pm. Cllr Richards asked what the time of traffic movements. It was confirmed that these were restricted to general Monday-Friday and Saturday until lunchtime. Frank wanted confirmation that the run off would be less than it is now which is a principle of development. CPC recommends approval with conditions that: there is an improvement on the existing run off rate; no additional water to go into Engine Ditch and Lots Drove. **APPROVED.** Chair thanked Emma for attending. Cllr Morris asked for details of the approval process. It may go to Committee as per SCDC applications and this would be around Feb/March 2016. Emma to liaise with Clerk with updates. If the EDB have concerns it would go to the operators. Cllr Richards recommended checking that the sluices on the A10 drains were up to scratch.

SCDC Decision Notices

Approved:

S/2525/15/FL – Single storey extension to side & rear and outbuilding, 26 Rampton Road, Cottenham

Tree works

5 Church Close – Cherry: crown reduce by approx. 1-1.5m. 2xApple: crown thin by 20% - Cllr McCarthy reported that the trees are in the back garden. Being fruit trees they need regular pruning. Works ok subject to Trees Officer comments.

328 High Street – Lime (right hand side): crown reduce by 40%. Lime (closer to house, smaller): fell. Cllr McCarthy reported that the larger tree was visible from the Green. Can't see how the tree would be reduced without destroying the shape. Comments to be passed to Trees Officer accordingly.

15P/208. Date of next meeting – 7th January 2016

15P/209. Close of meeting – 8.14pm

Signed _____ (Chair) Date _____

15P/205.

Planning Applications for consideration

[S/2986/15/FL](#) – Two Storey Side & Rear Extension & Removal of Chimney, Kings Farm, 31 High Street, Cottenham

SCDC Decision Notices

Approved:

[S/0453/15/FL](#) – Detached annexe, Ashton Farm, Church Lane, Cottenham

Rejected:

[S/2713/15/RM](#) – Reserved matters for access, appearance, landscaping, layout and scale following approved outline consent for erection of dwelling and garage, Land to the rear of 31 Histon Road, Cambridge

15P/206.

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78 AGAINST REFUSAL OF HOUSEHOLDER APPLICATION**

Proposal: Replace existing garage with 3 bay oak framed garage
Location: 30, High Street, Cottenham, Cambridge, Cambridgeshire, CB24
8SA
Applicant: Mr Craig Wareham
Appeal reference: APP/W0530/D/15/3140600
Appeal start date: 18 December 2015

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) Written Representations Procedure (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the applications to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 4 weeks from the start of the appeal 18-Dec-2015. You can do this by emailing teamp15@pins.gsi.gov.uk. If you do not have access to the internet, you can write, quoting the appeal reference number to:

The Planning Inspectorate
Room 3/02a
Temple Quay House
2 The Square
Bristol
BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Portal at www.planningportal.gov.uk/pcs or at South Cambridgeshire Hall between 8.30am-5.00pm Monday to Friday.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JB' with a flourish.

Julie Baird

Head of Development Management, Planning and New Communities