

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th December 2016

16P/217.



Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 17th November 2016 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Morris, Richards, Ward and Young and the Clerk

In attendance: 3 members of the public

16P/205. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (sick), Graves (work), McCarthy (training) and Nicholas (personal). Chair welcomed those attending.

16P/206. Any Questions from the Public or Press – Standing orders suspended at 7.31pm. Resident 1 spoke in relation to S/2876/16/OL. They were concerned about the amount of development going on in Rampton Road and the resulting increase in traffic. Resident 2 also spoke re. S/2876/16/OL. The road is already very busy at peak times and not much thought appears to have been given by the developers to existing residents living in the vicinity of the proposals. Would like to see the design re-configured so that a row of houses weren't being built directly behind existing properties on Rampton Road. Wasn't sure how the school would cope with the increase in numbers. Standing Orders reinstated 7.36pm.

16P/207. 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 given.

16P/208. Minutes – Resolution that the minutes of the Committee meeting held on 10th November be signed as a correct record. **RESOLVED.**

16P/209. Planning Applications:

- **S/2876/16/OL** – Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham. Cllr Mudd started by mentioning that a working party had met with CCC Cllr Roger Hickford, Deputy Leader, to iron out some issues with the application. We are still waiting for him to respond to queries raised. The Case Officer has also been chased regarding missing paperwork relating to the drainage but no response as yet. Cllr Mudd highlighted the location of the 3rd field which is on lease to the Parish; the lease can only be broken for educational purposes. Gladman have proposed major changes to the Rampton/Oakington Road roundabout which would take land from both sides. This is to mitigate the increase in traffic (current roundabout not big enough to cope). Cllr Young stated that he had pushed CCC Cllr Hickford about the County approach to development. They want to maximise value because they are underfunded; since it is solely money orientated it puts County in the same vein as the other developers. Cllr Collinson found the content of the meeting notes unimpressive and it was incredible that CCC Cllr Hickford believed residents were for the idea of moving the primary school. Cllr Mudd ran through comments from resident made via email which we are currently unable to answer. Cllr Ward asked if we had made any comment about the lease of the 3rd field. Cllr Morris said that at a very late stage we had been asked for a copy of the lease and we have mentioned the situation several times. Cllr Collinson said that most of the Gladman arguments applied to this application and additional traffic, isolated location, the site was odd from a drainage viewpoint – being slightly on a hill, perverse location to existing houses on Rampton Road, long distance from buses and village facilities, road access was unsatisfactory and could be dangerous. The site is almost more isolated than the Gladman site.

Cllr Morris ran through the application details. There could be some benefits to Cottenham i.e. 40% affordable housing. Standing Orders suspended 8.03pm. Resident 3 asked whether the application would be viewed in isolation or jointly. Cllr Morris responded that in planning terms there isn't a 5 year housing supply so normal rules don't apply. The NPPF does apply but the only test is that the development is sustainable, however the social and environmental impact can't be outweighed. The projection at the moment is that by the end of next year South Cambs could be close to fulfilling the 5 year supply. There is a long backlog of applications due at appeal so County could be on the limit with this application. Cllr Collinson's understanding was that County wouldn't withdraw their application. Standing Orders reinstated 8.07pm. Cllr Morris continued that on the negative side there were proposed changes to the roundabout and increased traffic, medium/long term flood risk (they haven't proved they can design a system to cope), impact on appearance to Rampton Road, loss of grade 1/2 agricultural land, potential damage to a listed building, expansion of the primary school and disruption to the Recreation Ground. The developers would have to supply, via an S106 agreement, funds towards the Village Hall, medical centre, nursery, open space and burial land. Cllr Morris then ran through the traffic measurements on the roundabout. Cllr Young stated that at peak times the traffic can back up beyond the Lambs Lane junction from the roundabout. Cllr Collinson said that we should mention the site was previously rejected as a SHLAA site and is well outside of the village framework.

CPC recommends rejection. **REJECTED.** Cllr Morris to submit response tomorrow. Cllr Young asked that that the physical isolation from the village was stressed. Also access from the Recreation Ground should be ruled out. In one document County say there is excellent access to Cambridge which is completely untrue. Need to heavily emphasise the differences to the other large applications. Cllr Collinson asked for a vote of thanks to be recorded to Cllr Morris for the huge amount of work he had done regarding all of the large scale applications.

Standing Orders suspended 8.19pm. Resident 1 asked about the location of the cycle path on Rampton Road. Cllr Morris stated that this application had provision for a 3m wide hybrid cycle/pedestrian path going into the village. Suspect they will take space from the verge rather than moving the kerb. Gladman are proposing to install at Toucan crossing on Rampton Road. Noted that as part of the Gladman application there is also a cycle path along Rampton Road from the roundabout towards Rampton which would also require taking some of the verges in front of properties. Standing Orders reinstated 8.26pm.

- **S/2779/16/FL** – Erection of new dwelling, including landscaping and demolition of existing outbuilding, 132 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2894/16/FL** – Erection of new dwelling, including landscaping and demolition of existing outbuildings, 132 Rampton Road, Cottenham. Cllr Richards left the room at 8.38pm and returned at 8.39pm. Concerns raised about the height of the front wall; it is also out of keeping with existing frontages which are mainly hedges. Building not in keeping with the setting of the surrounding buildings. CPC recommends refusal. **REFUSED.** Cllr Richards left the room at 8.44pm and returned at 8.44pm.
- **S/2838/16/FL** – First floor extension over existing ground floor kitchen, 54 Lyles Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2852/16/FL** – Single storey front extension with internal alterations, 21 Pelham Way, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3016/16/RM** - Application for approval of reserved matters (Appearance, landscaping, access, layout and scale) for 271 residential units, including play areas, parking and necessary infrastructure following outline planning permission S/0388/12/OL. The outline application was EIA and an environmental statement was submitted, Parcel H12, Phase 1, Northstowe, Station Road, Longstanton. Cllr Collinson mentioned email received about the mix of

affordable housing. To be tabled on next agenda. Cllr Mudd stated that we'd been involved in the whole site generally but this application was more specific. CPC have no comment on the application.

SCDC Decision Notices:

Approved:

- **S/2329/16/FL** – Demolition of existing garage and erection of single storey rear extension, 84 Histon Road, Cottenham
- **S/2346/16/FL** - Replacement of existing training tower with new tower, Fire station, High Street, Cottenham

16P/210. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Still waiting responses from Enforcement on a number of items. New items of concern: 40 Church Lane – planning permission was given which meant that the existing building would be retained under a skin of bricks. The building has now been largely demolished apparently because the foundations weren't strong enough. Enforcement have stopped all work on site and requested that a new application be submitted. They could also prosecute for a planning breach but they need to determine whether this is in the public interest. Old Rectory: we have been contacted to say that a number of internal changes have taken place, including moving staircases. The building is Grade II listed and permission would be needed. Waiting comment from Enforcement. Clerk to speak to Historic England. Durman Stearn – 2 bollards have been painted yellow/black probably for visibility reasons.

16P/211. Local Green Space designation – to consider submission of written response re. Cottenham LGS as part of the SCDC Local Plan – Cllr Morris outlined. The County objection, which was submitted late, states that they don't want the 3rd Field to be designated as LGS on the grounds that the site is featureless and is not demonstrably special to the local community. This is obviously because they want to use the land for development. They believe it has poor drainage, is in a poor location for use as recreation land and is underused. In response, the land is featureless because that is the main feature of fenland! It is integrated into the Recreation Ground and provides a variety of purposes including space for model aircraft flying, sports playing/training, bbq area etc. it also provides a rare and special opportunity to link to walks. We have also improved the drainage. NPPF77 applies. Resolution to respond to question NH/12-049 stating our reasons for the Rec Ground extension (3rd Field) to be designated as LGS. **RESOLVED**. No objection to question NH/12-050. Cllr Morris to provide response to Alison Talkington accordingly.

16P/212. Date of next meeting – 8th December

16P/213. Close of meeting – 9.21pm.

Signed _____ (Chair) Date _____

16P/218. 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), **AMENDED DRAINAGE AND HIGHWAYS INFORMATION**, Oakington Road, Cottenham
- [S/3163/16/FL](#) - To demolish an existing single storey village hall and build a new two storey village hall in the same location. The adjoining existing nursery will not be affected by the development and will remain joined to the new proposed building but as a separate facility. The car park on the recreation ground, adjacent to the village hall, will be expanded also, providing more standard and disabled parking bays to accommodate the expansion of the village hall, King George V Playing Fields, Lambs Lane, Cottenham
- [S/3000/16/FL](#) – Remove Single Storey Flat Roof Extension and Replace with a Single Storey Side and Rear Extension, 49 Victory Way, Cottenham
- [S/2802/16/FL](#) – Erection of 4 dwellings – **variation on condition 2**, Land at former 15 & 17 Ivatt Street, Cottenham
- [S/3127/16/FL](#) – Single storey rear extension and internal alterations, 250 High Street, Cottenham
- [S/3047/16/FL](#) – Erection of Dwelling Following Demolition of Outbuildings and Frontage Wall, r/o 45 Telegraph Street, Cottenham
- [S/3289/16/FL](#) – Demolition of Single Storey Garage to be Replaced with Side and Rear Single Storey Extension to Bungalow, 6 Ellis Close, Cottenham

SCDC Decision Notices:

Approved:

- [S/2549/16/FL](#) - Replacement garage doors (retrospective). Insertion of 1 new door and external alterations, 210 High Street, Cottenham. NB: insertion of door to front elevation removed from application.

Tree works

- [S/3113/16/TC](#) - T1 large fig: reduce lateral growth by up to 3m; reduce lateral growth wall side and up to barn door; reduce height to 1m below guttering and sever ivy on wall. T2 medlar: reduce overall by up to 1.5m to leave shaped and balanced. 300 High Street, Cottenham
- [S/3259/16/TC](#) - T1 Laburnum: reduce to previous pruning points. T2 2x mountain ash and adjacent elder: reduce to previous pruning points and remove adjacent elder. T3 elder on side boundary: fell to ground level. T4 holly: reduce height by 2m and trim all round. T5 hawthorn: reduce height by 1.5m and reduce laterals to balance. 17 Telegraph Street, Cottenham
- [S/3268/16/TP](#) - Weeping Ash , Located on the corner of the village green at the junction with Rampton road - Remove low limb to remove risk of failure, Village Green, Cottenham

16P/219. 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. NB: resident has reported window open to rear of property again and children are breaking in; police notified too.

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. Clerk has chased (now 2 months and no work done). Suggestion that building should be added to Heritage at Risk Register. Waiting response. Downstairs window has been broken and potential hazard.

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

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. Residents have submitted a video which shows level of sound generated from the system. EH are conducting sound monitoring w/c 31st Oct. Application has apparently now been submitted to SCDC.

New:

40 Church Lane – Contrary to the approved application the majority of the original building has been demolished. Enforcement have visited and requested that all work is stopped until a new application has been submitted. They will also weigh up whether it is in the public interest to prosecute.

Phone mast – following replacement there have been complaints from neighbouring residents and Cllr Morris & SCDC Cllr Harford have been to visit them. The mast appears to comply with the original application however a tree was removed which was in/very close to the Conservation Area. Cllr Morris has written to Rachel Coulter to request suitable replacement and she has forwarded to CTIL who are now dealing with the project.