

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th February 2018

18P/025. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 25th January 2018 at 7.30pm

Present: Cllrs Morris (Chair), Collinson, Smith and Wilson and the Clerk

In attendance: 6 members of the public

18P/009. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (personal), Mudd (sick), Nicholas (sick), Ward (holiday) and Young (work).

18P/010. Any Questions from the Public or Press – Standing orders suspended 7.31pm. Resident 1 spoke regarding S/3072/17/FL. Original material concerns haven't been addressed by the amendment. The proposed extension would stand 1.8m closer to the road than their property. Has no objection to the rear extension. Have checked the measurements and the boundary on the plans is incorrect and would encroach onto no. 6 Goldfinch Drive. The owner of no. 8 has agreed to amend the plans again to take this into consideration. Other issues still remain – visual impact; would create a terracing effect and leaves approx. 96cm to their property. Resident 3 lives opposite the site. Main concern is that there is a need for 2 bedroom properties in the village and low cost housing. No objection to the rear extension although noted that the bricks being used aren't a good match. Doesn't believe that it will be possible to fit a vehicle into the car port and be able to open doors sufficiently. Not in keeping with the rest of the estate. Standing Orders reinstated 7.38pm.

18P/011. To accept Declarations of Interest and Dispensations – none received.

18P/012. Minutes – Resolution that the minutes of the Committee meeting held on 11th January 2018 be signed as a correct record. **RESOLVED.**

18P/013. Planning Applications:

- **S/3072/17/FL** - Single Storey Extension to rear of Property plus 2 Storey Side Extension, 8 Goldfinch Drive, Cottenham. **AMENDMENT:** To show narrower support piers & wider parking bay. Resident 5 arrived 7.42pm. Resident 6 arrived 7.43pm. The proposed design would extend the terrace effect and will result in loss of light to the kitchen and bedroom window. Only visible change is to the piers. Parking could be forced onto the street. Contrary to the emerging NP (loss of 2 bed property), DP2 1d, DP3 2j. The amendment doesn't significantly address previous concerns. CPC recommends refusal. **REFUSED.** If Officer minded to approve we would like the application to go to Committee. Standing Orders suspended 7.51pm. Cllr Morris ran through the planning process for the benefit of the public. Cllr Collinson mentioned that concerns had already been raised by SCDC Cllr Harford. Resident 1 asked when the application was likely to go to Committee. Cllr Morris explained how to check via SCDC. Standing Orders reinstated 7.55pm.
- **S/0012/18/FL** - Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings (use class c3) and associated works, including access, car and cycle parking, open space and landscaping, Land off Beach Road, Cottenham. AECOM report states that due to the effect of the approved speculative developments there is no further need for market housing in Cottenham. In the Rural Exception evidence document it states that the site would be considered if offering 100% affordable housing. Concerns raised regarding traffic figures, permeability of the site and location outside the village framework. Noted that the documents submitted didn't refer to the latest version of the Neighbourhood Plan and were therefore out of date. CPC recommends refusal. **REFUSED.** Reasons: incompatible with the NP due to the housing needs assessment; outside the village framework; even if inside the village framework the number of houses would be capped at 30. Need in Cottenham and the immediate district has been met so the site should only be considered as a rural exception site. Should Officer be minded to approve we would like the

application to go to Committee. Standing Orders suspended 8.17pm. Resident 5 raised concerns that the NP was being used as a way to justify random development around the village. Cllr Morris responded that there were still 5 sites that could be considered as rural exception sites which limits them to affordable homes. Standing Orders reinstated 8.20pm.

- **S/4332/17/FL** – Change of use from disused caretakers bungalow (C3) to special needs unit (D1, Cottenham Village College, High Street, Cottenham. Regret the loss of a bungalow (contrary to NP). CPC recommends approval. **APPROVED**.
- **S/4585/17/FL** - Proposed Two Storey Side Extension and Single Storey Rear Extension, 1 Church Close, Cottenham. Loss of a 2 bed property (contrary to NP). Site is in the setting of a Grade 1 listed building. Scale would be out of keeping. Contrary to DP2 1a and 1f plus 4.41 of the Listed Buildings SPD. CPC recommends refusal. **REFUSED**.

SCDC Decisions:

Approvals

- **S/3691/17/FL & S/2807/17/LB** – Re-building of single storey side extension to enlarged footprint, The Old Rectory, 2 High Street, Cottenham
- **S/4026/17/FL** - New garage and car port (following demolition of existing garage), 19 Telegraph Street, Cottenham
- **S/4100/17/FL** – Proposed garage conversion, 13 The Linnets, Cottenham

For information only:

- **S/4529/17/LD** - Lawful development certificate for removal of existing conservatory and the proposed erection of rear lean-to. Addition of pitched roof to existing single storey flat roof rear wing, 315 High Street, Cottenham
- **S/0182/18/TC** - 5 Day Notice to remove 1 dangerous tree and one other tree, 50 Denmark Road, Cottenham

Planning Inspectorate decisions – dismissed:

- **S/3080/16/OL** - Outline planning permission for 8 dwellings and garages (Access to be determined, Site rear of, 160, Histon Road, Cottenham

- 18P/015. SCDC Local Plan consultation** – consider responding to consultation on main modifications to SCDC Local Plan (by 16th February 2018) – Noted that Les King Wood has been removed from Local Green Space designation but all of the existing Recreation Ground would be protect under the Plan. Noted that Fen Reeves has also been removed from LGS designation. Defer to 8th February.
- 18P/016. Planning appeal** – consider whether to make comments, or modify/withdraw our previous representation in relation to application S/2876/16/OL (by 9th February 2018) – Resolution to submit additional comments to our previous representation in relation to application S/2876/16/OL. **RESOLVED**. Cllr Morris to action.
- 18P/017. Planning appeal (2)** – consider whether to attend appeal hearing for application S/2876/16/OL on 14th March 2018 at SCDC – Clerk and Cllr Morris are meeting the Case Officer to discuss. Resolution that Cllr Morris to represent CPC at the appeal hearing with legal representation if necessary. **RESOLVED**.
- 18P/018. SCDC Planning Committee meeting** – consider attendance at forthcoming SCDC Planning Committee re. reserved matters application for Bellway Homes (50 houses) and CCC outline planning (125 houses) outline permission – Resolution to endorse Cllr Morris as representative at SCDC Planning Committee meetings re. reserved matters application for Bellway Homes (50 houses) and CCC outline planning (125 houses) outline permission. **RESOLVED**.
- 18P/019. Neighbourhood Plan update** – NP working party meeting shortly. Cllr Morris is meeting with the Policy Team at SCDC to get a strategic environmental assessment done. Version 4 of the plan is currently being written with a view to publishing for the Regulation 14 consultation. The need for truly affordable (rural exception sites) will come through in the evidence papers.

18P/014. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 1/16 and 5/16 – Tree Officer has been chased for an update. 6/16 – Cllr Morris and Clerk are meeting Enforcement and Conservation Officer. 1/18 – Enforcement chased for an update. 2/18 – new; waiting response from Enforcement.

18P/020. Date of next meeting – 8th February 2018

18P/021. Close of meeting – 9.16pm.

Signed _____ (Chair) Date _____

18P/026. Planning Applications:

- [S/4548/17/OL](#) - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, Land at Oakington Road, Cottenham. **AMENDMENT:** Addendum to foul drainage and utilities assessment and travel plan
- [S/0208/18/FL](#) & [S/0209/18/LB](#) - Proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham
- [S/0172/18/PA](#) - Prior approval for a proposed change of use of agricultural buildings to two dwellinghouses (Class C3) and for associated operational development, Fenleigh Farm, Smithy Fen, Cottenham
- [S/4359/17/FL](#) - Resurfacing of existing gravel drive with block paving and improvement of surface drainage, 313 High Street, Cottenham
- [S/0186/18/FL](#) - Remove the existing 5.5x3m UPVC conservatory, and replace it with a smaller 3.3x3m solid roof extension/garden room, 8 Cundell Drive, Cottenham
- [S/4313/17/FL](#) - The change of use of land to residential with the demolition of the existing building, and construction of a single dwelling, The Orchards, Beach Road, Cottenham
- [S/0088/18/CM](#) - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham

SCDC Decisions:

Approvals

- [S/3013/17/FL](#) – Lean to extension to a portal framed livestock building, Land to the north of the bungalow, Causeway Farm, Smithy Fen, Cottenham
- [S/3365/17/FL](#) – Single storey side extension to replace existing rear conservatory, 13 Bullfinch Way, Cottenham
- [S/3981/17/FL](#) – Single storey extension and re-roofing, 9 Dunstal Field, Cottenham

HMI Decisions:

Approvals

- [S/1225/17/OL](#) – New dwelling, Land between 117 & 123 Histon Road, Cottenham

Tree Orders:

- [S/0225/18/TC](#) - Tree Works to walnut tree in the rear garden as per application, 5 Corbett Street, Cottenham

18P/027. SCDC Local Plan consultation

The Cambridge Local Plan and South Cambridgeshire Local Plan were submitted for examination in March 2014. The plans set out how the development needs in the area will be met to 2031. The examination process is being carried out by independent planning inspectors to determine whether the Local Plans are 'sound' and have complied with the necessary 'legal requirements'.

You have received this email because you made comments on the local plans at an earlier stage during their preparation, or you are a consultee or have requested to be notified.

Why are the Councils carrying out consultation?

Following completion of examination hearings into the Cambridge Local Plan and South Cambridgeshire Local Plan in July 2017, the plans have reached the next key stage in the process. The Inspectors have now asked that consultation be carried out on Main Modifications which may be necessary in order for the Local Plans to be found 'sound', although this should not imply that they have come to any firm conclusions on the soundness of the Plans with or without these modifications.

The Councils are therefore consulting on the Main Modifications identified by the Inspectors and the associated Sustainability Appraisal of the Main Modifications. At the same time the Councils have published some Additional (minor) Modifications, such as typographical errors and factual updates.

How and when can I make comments?

Comments can be made between **9 am Friday 5 January** and **5pm on Friday 16 February 2018**.

Details of where you can view the consultation documents and how to submit comments can be found on the enclosed public notice, or alternatively please look at our websites:

www.cambridge.gov.uk/mainmods or www.scambs.gov.uk/mainmods

What can I make comments on?

The Main Modifications Consultation Report explains the purpose of the consultation and includes schedules of modifications for each Local Plan. The modifications identify specific changes to the wording of the Local Plans submitted in March 2014 or to the associated Policies Maps; the modifications contained in the consultation document need to be read alongside the Local Plans:

- Cambridge Local Plan: www.cambridge.gov.uk/local-plan-review
- South Cambridgeshire Local Plan: www.scambs.gov.uk/localplan

This consultation does not repeat the consultations already carried out on the Proposed Submission Local Plans in Summer 2013 and the Proposed Modifications Joint Consultation in December 2015. As a result this consultation does not include modifications that have previously been consulted upon, unless that modification has been further amended subsequently. Where such amended modifications are included in this consultation, **comments are only invited on the new parts of the modifications (bold text)** and not earlier parts of modifications that have previously been consulted on. The 'provisional' modification from 2015 to allocate land south of Cambridge Biomedical Campus for employment development is included in this consultation, with revisions.

The Inspectors have advised the Councils to take a rigorous approach to accepting only those comments that relate to the published modifications. Any comments that go beyond commenting on the Main Modifications or the accompanying Sustainability Appraisal will not be registered.

What happens next?

The Inspectors will consider all the registered comments and decide whether any further hearings are required, or any issues need to be revisited. At the end of the examination process they will present their final conclusions in their Reports into the examination of each Local Plan. If the plans are found 'sound', with any necessary modifications, they would be able to be adopted by the Councils.

Please let us know if you no longer wish to be kept informed. If you have any queries, please do not hesitate to contact the planning policy teams at Cambridge City Council or South Cambridgeshire District Council.

We look forward to hearing from you.

Yours faithfully

Stephen Kelly

Joint Director for Planning and Economic Development
for Cambridge and South Cambridgeshire