

AGENDA REPORTS PACK
PLANNING COMMITTEE

8th June 2017

17P/104. Minutes



DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 18th May 2017 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Graves, Morris, Nicholas, Wilson, Young and the Clerk

In attendance: Cllr Tim Wotherspoon (not a member of this Committee) and Philip Kratz (Birketts)

- 17P/087. Election of Chair** – Cllr Mudd was nominated by Cllr Morris and seconded by Cllr Young. Cllr Mudd duly elected.
- 17P/088. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work) and Ward (personal).
- 17P/089. Any Questions from the Public or Press – Standing orders to be suspended** – None. Cllr McCarthy arrived at 7.32pm.
- 17P/090. 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. (NB this does not preclude any later declarations).* Cllr Wotherspoon declared a pecuniary interest in 17P/090 and will leave the room during discussions.
- 17P/091. Minutes** – Resolution that the minutes of the Committee meeting held on 4th May 2017 be signed as a correct record. **RESOLVED.** Items 17P/097 and 17P/098 brought forward.
- 17P/097. Motion to exclude press and public** – Consider the resolution to exclude press and public from the discussions related to item 17P/076 – Cllr Morris
It is hereby resolved in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted at Agenda item 17P/098 namely consideration of legal advice regarding applying for a Judicial Review of SCDC 23rd March Gladman decision it is advisable in the public interest that the Public and Press be temporarily excluded from this meeting and they are herewith instructed to withdraw. Persons invited to remain Cottenham Parish Councillors, staff employed by Cottenham Parish Council and Philip Kratz (Birketts). Proposed by Cllr Morris, seconded by Cllr Nicholas. **RESOLVED.** Meeting closed at 7.35pm.
- 17P/098. Judicial Review** – consider legal advice regarding applying for a Judicial Review of SCDC 23rd March Gladman decision – CLOSED ITEM. Meeting re-opened at 7.59pm.
- 17P/092. Planning Applications:**
- **S/1469/17/FL** – All weather surface equestrian riding arena, Paddock, Church Lane, Cottenham. It is believed that the water would drain into the ditch on Long Drove. Noted that the trees in the photo have already been removed. Application is CPC recommends approval. **APPROVED.**
 - **S/1547/17/FL** – Proposed external brick cladding, side extension and front porch, Western Holme Bungalow, Smithy Fen Engine Drove, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/1509/17/FL & S/1510/17/LB** - Renovate Dilapidated materials on first and second floor of existing 3 storey residential listed building also extension to existing garage, Pond Farm, 120, High Street, Cottenham. The comment in the D&A statement is incorrect; the property is within the Conservation Area. There are no historic photos of the house itself or any form of heritage statement with the application. Concerns about traffic safety re. extension to car parking. No details of what trees are to be removed to make way for the proposed garage

extension. Plans are incorrect - the proposed floor plans show that the loggia is to be filled in however the proposed elevation plan is the same as the existing elevation plan (says proposed plan in bottom right of page but says existing against the elevations). There are no details given about the proposals for this infill. CPC recommends refusal. **REFUSED**.
Reasons: Over extension (mass and scale) of garage in the setting of a listed building;
Contrary to policy CH4 - must provide clear information to show the impact of proposals on a listed building; Contrary to 4.3 & 4.4 of the SPD on Listed Buildings. Should Officer be minded to approve we would like the application to go to Committee.

- **S/1590/17/FL** – Single storey extension to front of house, 13 Pelham Way, Cottenham. CPC recommends approval. **APPROVED**.

SCDC Decisions

Approvals:

- **S/0634/17/VC** - Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for 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/0805/17/LD** – Proposed single storey rear extension, 33 Bulfinch Way, Cottenham
- **S/0836/17/FL** - Proposed two storey rear extension to form open plan kitchen/dining/family area with bedroom over, 242 High Street, Cottenham
- **S/0077/17/FL** - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham

Withdrawn:

- **S/0745/17/LB** - Repairing and upgrading the property, 307, High Street, Cottenham

17P/093. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Cllr Wotherspoon left the room at 8.33pm. Case 5/16 – Ian Lorman chasing. Case 6/16 – Andrew Dearlove meeting Enforcement tomorrow and will report back. Noted that garden wall is leaning. Case 7/16 – need to follow up. Case 2/16 – noted that large section of render missing. Cllr Morris said this was intentional and lots of work will be carried out in the near future. Case 4/17 – lorries still dumping on site; this has been reported to the Environment Agency. Clerk to send details of Enforcement Officer to Cllr Graves. Cllr Wotherspoon returned to the room at 8.43pm.

17P/094. Local Plan Consultation & Examination – Invitation to provide comment on Gypsy and Traveller Accommodation Assessment and the Councils' proposed modifications to the submitted Local Plans arising from it – Cllr Morris outlined. Standing Orders suspended 8.47pm. Cllr Wotherspoon said that in the needs assessment there was no further requirement for other sites. Definition of 'traveller' has also been changed so they had to actually be travelling but this definition has been challenged. Inspector has said that SCDC has done what they had to do but given the nature of the representation it has to be looked at. Standing Orders reinstated 8.49pm. We don't want the current site expanded. Standing Orders suspended 8.53pm. Cllr Wotherspoon stated that there are no plans currently to extend Smithy Fen. Standing Orders reinstated 8.54pm. No further comments at this time.

17P/095. Local Plan hearing – consider attendance at hearing on Tuesday 6th June re. strategy for the rural area including policies for Development Frameworks, (Chapter 2, Policies S/7 to S/11, and H1- alternatives in the villages) and omission sites in the villages (inc. Cottenham) – Inspector has queried whether the need can be met without including the omitted sites and concluded that the need will be met. No further action required at this stage.

17P/096. Reports – consider updates

- Neighbourhood Plan – Regulation 14 consultation taking place. Been a few comments already and a number of meetings are planned. If there are no significant comments

that force a change to the Plan the next step would be to go to SCDC (following a 'healthcheck') then there would be another 6 week consultation which SCDC control. At the same time an independent examiner will look at the Plan. We have to meet the Inspector's requests before the Plan is finalised. The final version of the Plan will go to referendum. We have been given a grant to cover printing costs and room hire.

- Speculative developments – Rule 6 status has been granted for the Gladman 2 Inquiry. Endurance – believe they have sold the site; they have 2 ½ years to submit a detailed design.

17P/099. Date of next meeting – 8th June 2017 – in the Pavilion.

17P/100. Close of meeting – 9.09pm.

Signed _____ (Chair) Date _____

17P/105. Planning Applications:

- [S/1818/17/FL](#) - Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses, Land off Rampton Road, Cottenham (**Revised information has been submitted in relation to the application that is currently at appeal**)
- [S/1587/17/FL](#) – Single storey rear extension, 22 Histon Road, Cottenham
- [S/1699/17/FL](#) - Proposed First Floor Extension & Alterations. Replacement front porch, The Echo, 127, Histon Road, Cottenham
- [S/1718/17/FL](#) - Rear single storey extension to dwellinghouse, 6 Goldfinch Drive, Cottenham
- [S/1133/16/FL](#) – Erection of Manager's dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham (amendment)
- [S/1130/16/FL](#) – Erection of barn (for non-agricultural grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham (amendment)
- [S/1857/17/FL](#) – Proposed new 2 storey rear extension, 40 Telegraph Street, Cottenham
- [S/1909/17/FL](#) - Proposed 2 storey side extension inc. replacement of existing garage, 305 High St, Cottenham

SCDC Decisions

Approvals:

- [S/1327/17/NM](#) – Non-material amendment to change the extension roof material to Welsh slate, 250 High Street, Cottenham
- [S/1129/16/FL](#) – Construction of fishing lake, Chear Fen Farm, Long Drove, Cottenham
- [S/1131/16/FL](#) – Erection of rifle range (full bore), Chear Fen Farm, Long Drove, Cottenham
- [S/1132/16/FL](#) – Erection of rifle range (small bore), Chear Fen Farm, Long Drove, Cottenham
- [S/1127/16/FL](#) – Erection of new clubhouse, Chear Fen Farm, Long Drove, Cottenham
- [S/1216/17/FL](#) – Alteration and extension of existing 3 bedroom dwelling, 34 Dunstal Fields, Cottenham
- [S/1135/17/VC](#) - Removal of condition 2 (Agricultural occupancy) of planning permission S/1217/87/OL, 100 Histon Road, Cottenham

Tree Orders:

- [S/1691/17/TC](#) - 1. Hedge on right hand side of drive - trim front face & reduce to 2.4m, clear arisings 2. 2no Ash trees on right hand side - fell to ground level & treat 3. Leyland cypress hedge rear of summer house - reduce height to 2.4m & trim face 4. 3no large Leyland cypress on far end boundary - reduce height to 4.5m to match other stumps 5. 2no Oaks, Plum & Horse Chestnut - prune to clear cable by 3m 6. Field Maple & Corkscrew Willow - prune to clear cables by 5m 7. 3no Birch trees - reduce height to approximately 10m, 43 High Street, Cottenham
- [S/1760/17/TC](#) - 1. Variegated Holly rear of house - prune to a dome & Holly towards rear boundary, reduce approximately 3no upright stems by half and create a domed shape. 2. Fig & small Apple - prune fig hard from neighbours side removing overhang, & prune garden side to reduce spread (towards house only, leave width). Clean out remaining crown, clear wall & remove Apple tree & treat. 3a. Large ivy covered Cherry with tree house, infected with Ganoderma at base - sectionally dismantle to ground level, leave all wood in log lengths for your use, 294 High Street, Cottenham

Withdrawn

- [S/1128/16/FL](#) – Change of use of land for the stationing of mobile homes for holiday use, Chear Fen Farm, Long Drove, Cottenham

17P/107. Right to Challenge

A national initiative called Community Right to Challenge was introduced under the government's Localism Act and gives voluntary and community groups, charities and parish councils the opportunity to make formal expressions of interest in running council services if they believe they can provide them in a more efficient, responsive or cost-effective way. The period to put forward an expression of interest is now open and local groups have got until the end of July to challenge for the running of our services. services. Visit www.scambs.gov.uk/content/community-right-challenge for more information.