

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th November 2018

18P/196. Minutes.

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 18th October 2018 at 7.30pm

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

In attendance: 1 member of the public

- 18P/179. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Mudd (sick), Nicholas (sick), Ward (holiday), Wilson (meeting) and Young (personal). Cllr Bolitho was absent.
- 18P/180. Any Questions from the Public or Press** – Standing orders suspended 7.31pm. Resident 1 spoke regarding item 18P/189. Wanted to understand the decision process and how CPC came to decision. Standing Orders reinstated 7.34pm.
- 18P/181. To accept Declarations of Interest and Dispensations** – None given.
- 18P/182. Minutes** – Resolution that the minutes of the Committee meeting held on 4th October 2018 be signed as a correct record. **RESOLVED.**
- 18P/189. S/3461/18/FL, 45 Telegraph Street** – following receipt of new material planning information, reconsider decision on this application – Item brought forward. Main new information was the approval for a bungalow immediately behind the site; this wasn't mentioned in the application paperwork. Standing Orders suspended 7.38pm. Resident 1 mentioned that there hadn't been any discussion with neighbours prior to the application being submitted. Couple of other applications in the vicinity were subject to strict conditions regarding materials in the conservation area. They are removing the chimney and increasing the ridge height. Dormer windows on the proposed 2nd floor will overlook the bungalow and several other neighbouring properties. Felt that the zinc roof was out of keeping. Cllr Collinson queried the height of the roof compared to the neighbouring property; will be above their ridge height. Standing Orders reinstated 7.54pm. Cllr Morris noted a comment in the bungalow approval decision that the windows of no. 45 won't be affected because they will be facing a blank wall of the bungalow. Resolution to flag to SCDC concern regarding possible overlooking. The bungalow planning permission might affect the proposals for no. 45. **RESOLVED.** Standing Orders suspended 8pm. Resident 1 mentioned SCDC guidance documents regarding ridge height and conservation issues. Cllr Collinson suggested contacting the local District Cllrs to request item to go to Committee and explaining concerns about the application. Cllr Morris explained Committee process. Resident 1 left at 8.04pm.
- 18P/183. Planning Applications:**
- **S/3555/18/LD** – Lawful development certificate for proposed garage, 150 Histon Road, Cottenham. Site is in the greenbelt and due to size is considered inappropriate. CPC recommends refusal. **REFUSED.**
 - **S/3749/18/VC** - Variation of conditions 2 (approved plans) and 3 (seasonal use) of planning consent S/2420/13/VC for variation of condition 2 of application S/0461/12/VC (Second application), Chittering Park, Ely Road, Chittering. Noted that in flood zone 3. CPC recommends approval. **APPROVED.**
 - **S/3714/18/FL** - Single storey rear and side extension and conversion of garage, 1 The Rowells, Cottenham. CPC recommends approval. **APPROVED.**

SCDC Decisions – approvals

- **S/2935/18/FL** – Single storey rear extension, 58 Lyles Road, Cottenham
- **S/1890/18/FL** - Erection of external racking systems and formation of parking and loading areas, 50 High Street, Cottenham

For information only

- **S/3645/18/DC** – Discharge of Conditions of 29 (Travel Plan) of planning permission S/1952/15/OL, Land at Oakington Road, (Bellway)

Tree Orders

- **S/3696/18/TC** – 1) reduce 3 yew trees by one third of total tree (not just the crown) 2) reduce 2 walnut trees by one third of total tree (not just crown) 3) reduce one holly tree by third of total tree (not just the crown) It is now nearly 4 years since these trees were reduced and they have grown exuberantly in that time, once again impacting on our neighbours barn and overwhelming the garden, 309 High Street, Cottenham. Noted.
- **S/3786/18/TC** - 1) The largest tree might be an ornamental Alder but I am not sure. It's about 30 feet tall and has several dead and dying branches that we need to remove. 2) The second smaller tree is perhaps 12 to 15 feet tall and I guess it's an ornamental Cherry tree. We want to trim the tops off the longer and over-grown branches so it has a better shape. 3) The last tree is round and ornamental and I'm told we've allowed it to become too big. We need to reduce the size (but keep the shape) to make space for repairing and replacing our falling-down garden fence, 232 High Street, Cottenham. Noted.

- 18P/184. SCDC Planning Committee** – Resolution for Cllr Morris to attend SCDC Planning Committee meeting on 14th November in relation to any Cottenham items on the agenda. **RESOLVED.**
- 18P/185. CCC Statement of Community Involvement** – consider response to consultation (by 12th Nov) – Noted.
- 18P/186. Histon Neighbourhood Plan** – consider response to pre-submission consultation (by 16th Nov) – Noted.
- 18P/187. Camb Bed Rail Road East/West Rail Link** – consider response to petition – Whilst suggested route improves connectivity to existing communities it is longer and despite crossing Histon and Oakington Roads there are no stations proposed. Noted.
- 18P/188. Appeal: 2 Lake View, The Lakes** – consider withdrawal of previous representation – Previous comments still stand. No action required.
- 18P/190. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Case 5/18 – CPC should be consulted on any road closure. Check further regarding contacts at angling club. 9/18 – permission was granted by SCDC Legal Team without realising that OWIDB byelaw applied. Hoping there will be some form of enforcement by Environment Agency. Noted that names of some cases have been mentioned by District Cllrs; info needs redacting.
- 18P/191. Date of next meeting** – 8th November 2018
- 18P/192. Close of meeting** – 8.46pm.

Signed _____ (Chair) Date _____

18P/197. Planning Applications

- [S/3796/18/FL](#) – First floor front extension, 7 Goldfinch Drive, Cottenham
- [S/2728/18/FL](#) - Demolition of B8 Industrial units and erection of 9 residential units, Unit F2, Industrial Est, Broad Lane, Cottenham – AMENDMENT: additional ecology info & revised design

SCDC Decisions – approvals

- [S/3242/18/FL](#) – Proposed single storey extension to the front of the property, installation of window to side elevation, and infill of the garage window, 12 Dunstal Field, Cottenham

For information only

- [S/2281/18/RM](#) – Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, (Bellway) – Revised ecological information

Tree Orders

- [S/3994/18/TC](#) – 1. Birch tree on right hand side of house - signs of decay close to main union & included bark union - sectionally dismantle to ground level & grind stump to approx 250mm below ground level, clear excess grindings and all other arisings 2. Cherry tree - prune slightly to clear the house (0.5-1m) and prune long straggling branches to improve shape, 180 High Street, Cottenham
- [S/4004/18/TC](#) - 1. Box Elder Fell; 2. Plum - prune to within 0.5m of stem to drastically reduce overhang over garden, 153 High Street, Cottenham

18P/198. Appeal, Land at Oakington Road (Lau)

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Land at Oakington Road, Cottenham
Description of development: Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space & associated access, infrastructure & landscaping with all matters reserved except for access
Application reference: S/4548/17/OL
Applicant: Gabriel Lau
Appeal reference: APP/W0530/W/18/3209699
Appeal start date: 18 October 2018

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 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing east1@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 30, Temple Quay House
2 The Square, Bristol, BS1 6PN.

All representations must be received by 22-Nov-2018. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500. You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully

Stephen Kelly

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

18P/199. Cottenham Liaison Group Meeting

Cllr Kidston and the Clerk met with representatives from Bellway, SCDC Planning as well as our District Cllrs. Further meetings will be set up quarterly as per the Northstowe and Waterbeach meetings. Need to encourage residents to attend.

- Oakington Road closure 5-16th Nov: In terms of this particular closure it appears it will be a bit less disruptive for those residents immediately in the vicinity of Orchard Close etc. than feared and that the physical closure is near The Rowells entrance (access still maintained for residents). This appears to be the last of the utilities to be done. There is a letter of apology being circulated to residents and we'll be sent a copy.
- There will need to be a further closure/traffic lights when the pavement connecting the site is installed (details not yet signed off by County technical team). Will try and piggy back on a January closure in Oakington (near Scallywags) if possible which will minimise disruption, otherwise possibly Feb half term.
- First occupation is anticipated March 2019 and the pavement has to be in situ before then (conditioned).
- Whole site is expected to be completed by Jan 2020, possibly a bit earlier.
- Need to look at how to welcome new residents to the village.
- Welcome pack to include useful local info/leaflets including details of clubs/groups etc.
- Hawking and Newton are confirmed street names.
- Next meeting Feb 2019, probably in the new sales centre.

Other queries raised:

- There is no reason for contractors to park on The Rowells – parking is provided.
- Smells – these are caused when the foul drainage in being pumped so should end when these works are completed in next few weeks.
- There is a 350mm culvert under the entrance road and the ditching at the front of the site has just been regraded.
- Dumping of materials on Orchard Close – should have been removed so can be reported as fly tipping!
- GTC (traffic management) have been 'told off' for previous misdemeanours
- Mud – majority of muddy work now completed so should be less issues with mud on roads