

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th September 2016

16P/153.



Planning Committee Meeting Minutes

Held in the Village Hall, Cottenham on **Thursday 18th August 2016 at 7.30pm**

Present: Cllrs Morris (Chair), Collinson, Graves, Nicholas, Ward and Assistant Clerk

In attendance: 1 member of the public

16P/138. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (personal), McCarthy (holiday), Mudd (holiday), Richards (personal) and Clerk (holiday).

16P/139. Any Questions from the Public or Press – Standing orders suspended at 7.30pm. S/1963/16/FL & S/1964/16/LB - Resident outlined original planning application for 5 en-suite bed and breakfast rooms and to create staff accommodation in loft conversion. Original application was turned down as being not in keeping with original building. New application replaces existing flat roof with pitched roof to give access into loft space – planning officer advised installing internal staircase; but this would take up one of the bedrooms, so external staircase more suitable. Residents reiterated that no external walls are to be changed. Cllr Nicholas asked whether pre planning advice had been taken. Resident replied YES. Standing orders reinstated 7.36pm.

16P/140. To accept Declarations of Interest and Dispensations - None received.

16P/141. Minutes – to resolve that the minutes of the Committee meeting held on 4th August be signed as a correct record. **RESOLVED.**

16P/142. Planning Applications:

- **S/1963/16/FL & S/1964/16/LB** – Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, The Chequers, 297 High Street, Cottenham. Standing orders suspended at 7.41pm – resident clarified that (in this instance) “external” means outside of original building, parallel to existing. Standing orders reinstated 7.42pm. Cllr Nicholas said plans were in keeping with listed building. Standing orders suspended at 7.43pm. Cllr Ward queried as to whether materials proposed were consistent with current materials. Resident replied YES. Standing orders reinstated 7.44pm. Cllr Collinson stated that listed buildings evolve over time, and it certainly wouldn't have had a flat roof. The plans do not affect façade and are very sensitive and imaginative and are an improvement. Historic integrity maintained. Cllr Nicholas said that the structure is not changed. **APPROVED** – with supporting statement: We welcome the proposal for the sensitive improvement to the building which we believe will enhance the long term viability of the building and the business whilst maintaining the Chequers as a valuable asset to Cottenham. Resident left at 7.48pm, Cllr Young arrived 7.48pm.
- **S/0106/16/FL** - Retention of extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham. No further comments to add. (CPC recommended **REFUSAL** 3rd March 2016)
- **S/2037/16/OL** - Outline planning permission for the erection of a dwelling garage with some matters reserved except for access, land to the rear of 160 Histon Road, Cottenham. CPC recommends **REFUSAL** - the plot is on green belt, GB/C, GB/2.1 refer. Plot is surrounded on 3 sides by agricultural land.
- **S/1932/16/FL** – Single storey rear extension and garage conversion, 52 Denmark Road, Cottenham. Cllr Nicholas raised concerns that no pre application advice sought. **APPROVED**

- **S/1952/16/FL** – Two storey rear extension, 70 High Street, Cottenham. **APPROVED**

SCDC Decision Notices:

Approved

- **S/1217/16/FL & S/1218/16/LB** - Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham
- **S/1272/16/FL & S/1273/16/LB** – Extension and alteration, 109 High Street, Cottenham
- **S/3188/15/LD** – Single storey rear extension, 14 Courtyard Way, Cottenham
- **S/0880/16/PA** – Change of use from agricultural building to dwelling house, 144-146 Histon Road, Cottenham (prior approval not required)
- **S/3172/15/OL** – Proposed new 3 bedroom dwelling, 33 Telegraph Street, Cottenham
- **S/1114/16/FL** – Retention of condensing units to the rear of a Costcutter retail store, 288 High Street, Cottenham
- **S/1932/16/FL** – Single storey rear extension and garage conversion, 52 Denmark Road, Cottenham
- **S/1100/16/OL** – Demolition of existing music room (Previously a garage). Site for the erection of 2 bed bungalow and detached garage, Land rear of 129 High Street, Cottenham

Refused

- **S/0640/16/FL** – Outbuilding, 20 Histon Road, Cottenham

For information only:

- **S/1272/16/FL & S1273/16/LB** – Amendment: Proposed solid gate omitted and the existing 5 bar gate retained, 109 High Street, Cottenham

Tree Orders

82 High Street – Oak: fell – young tree growing too close to adjacent wall. Structural damage will occur if left to develop - **NO OBJECTIONS.**

- 16P/143. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement, report circulated prior to meeting. No further comments.
- 16P/144. Devolution** – consider response to consultation on devolution proposals by 23rd August – Cllr Morris outlined report circulated prior to meeting suggesting possible responses to the questions in the on-line survey. It was agreed that Councillors should respond individually due to differing opinions. Councillors (not at meeting) to be invited to make individual responses by 23rd August 2016, referring to notes from reports pack.
- 16P/145. Tenison Manor adoption** – consider the draft management plan for maintenance and calculation of commuted sum for transfer from Persimmon – Cllr Morris outlined report circulated prior to meeting covering progress towards adoption of the estate by Cambridgeshire County Council. A key issue is long-term maintenance of the remaining parts of the drainage and flood prevention system which CPC is prepared to take over provided it is brought up to an acceptable standard and a suitable sum is received towards its future maintenance. Resolution to seek a commuted sum equivalent to 15 x estimated yearly maintenance cost. **RESOLVED.**
- 16P/146. Village Hall** – Consider operational aspects of the new Village Hall – Cllr Morris outlined report circulated prior to meeting suggesting possible opening hours to include in the planning application. Discussion concluded with Mon-Thurs 6.30am to 10.30pm, Fri – Sat 6.30am to midnight, Sun and BH 8am to 10pm.
- 16P/147. Major developments** – Consider the circumstances, if any, that would justify an additional fact-finding meeting with a developer – Cllr Morris outlined report circulated prior to meeting. Following an earlier meeting to learn more about CCC's proposed housing development off Rampton Road, a separate meeting was recently arranged with County to discuss only the possible lease/purchase of 4th field following a CPC resolution. 1.5hrs before the evening

meeting, CCC emailed a proposed agenda including further discussion of their development proposal with no mention of a Community Land Trust, as required in the CCC mandate from their General Purposes Committee. Cllr Morris, after consultation with the Clerk, therefore cancelled meeting. As there has been significant material change to County's proposed application (300 houses down to 156), CPC should consider inviting CCC to another meeting. Resolution to invite County to another meeting to discuss possible development of County land especially within 800m of the centre of Cottenham, implications for Cottenham Primary School, 4th field and use of a Community Land Trust. **RESOLVED.**

16P/148. Date of next meeting – 8th September 2016

16P/149. Close of meeting - 9.50 pm

Signed _____ (Chair) Date _____

16P/154.

- [S/2109/16/FL](#)– Dwelling, 33 Telegraph Street, Cottenham
- [S/2117/16/FL](#) - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham
- [S/1591/16/LB](#) – Retrospective application for gate, The Old Rectory, 2 High Street, Cottenham

SCDC Decision Notices:

Approved

- [S/1628/16/LB](#) - The demolition and removal of a small dilapidated outbuilding at the north side of the churchyard, All Saints Church, High Street, Cottenham
- [S/1503/16/FL](#) – Proposed dwelling, alteration and modernisation of existing dwelling including loft conversion. Extended dropped kerb and parking to frontage plus removal of existing single garage, 11 Oakington Road, Cottenham
- [S/1768/16/FL](#) – Proposed single storey rear extension and first floor front extension, 6 Pelham Way, Cottenham
- [S/1348/16/FL](#) - Second storey side extension over existing garage, 7 Goldfinch Drive, Cottenham
- [S/1676/16/LD](#) - Lawful development certificate for proposed installation of two rooflights on the south east elevation, 86 Rampton Road, Cottenham
- [S/0106/16/FL](#) – Retention of extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham

Refused

- [S/1723/16/FL](#) - Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings, Unit F, Broad Lane, Cottenham

HM Inspectorate

Refusal

- [S/0269/16/FL](#) – Two storey rear extension to dwellinghouse, 15 New Town, Cottenham

Tree Orders

- 300 High Street – 6x lime trees to front boundary reduce crowns by 30% and raise crowns over road by 5m, remove epicormic growth and thin remaining crowns by 10%. 1x lime tree (RHS of drive), crown reduce by 30%, lift to 5m over driveway, remove epicormics growth and thin remaining crown by 15%.

16P/155. 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. Clerk has queried what those works are because there is no visible sign of anything going on and the bricks have been in situ for some considerable time. **Waiting update.**

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 requesting that either they remove them or apply retrospectively for advert consent. There are obviously no guarantees that they would get support for them but the Parish will of course be consulted in any event. **Waiting update.**

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. **To be discussed under item 16P/156.**

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.

For info:

Gothic House – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians.

Cottenham Tyres & Autocentre – replacement metal shutters have been installed.

236 High Street – works being undertaken on barn at the back of King & Co. Previous application S/0923/12/CA was refused and there doesn't appear to be any other applications.

Trees – meeting took place with Ian Lorman (SCDC Tree Officer), Julie Baird (SCDC Head of Development) and Richard Rice (CCC Trees & Landscape Project Officer - Education) on 1st September to discuss tree problems in Cottenham Conservation Area and how better to inform residents of their responsibilities. SCDC to add box to application form requesting why works required. Ian Lorman will also produce a list of suppliers who are insured, carry out good work and haven't been in trouble previously for undertaking works without prior notice. CPC to publicise information.