

AGENDA REPORTS PACK

PLANNING COMMITTEE

9th August 2018

18P/133. Minutes.

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 19th July 2018 at 7.30pm

Present: Cllrs Kidston (Chair), Collinson, Morris, Smith and Ward and Asst Clerk

In Attendance: 3 members of public

18P/121. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (personal), Graves (work), Mudd (sick), Wilson (holiday) and Young (sick) and Clerk (sick)

18P/122. Any Questions from the Public or Press – *Standing orders suspended at 7.31pm.* Resident 1 (attending with architect) interested in S/2478/18/FL, S/2479/18/FL and S/2476/18/FL. Resident 1 outlined – has lived in property for 16 years during which he has renovated cottage, annexe building and rebuilt studio. Originally gained planning permission for Annexe, Study and Garage, parts of which have been rented out for 10 years. Every stage of the project has been overseen by a conservation officer and the property has been used by SCDC planners as showcase of a successful restoration project of a Grade 2 Listed Building in a conservation area. Enforcement Officer recently visited and instructed resident to apply for Retrospective Permissions. Resident 2 interested in item 18P/126 and was part of the Village Design Group when originally devised. Has visited 101 High Street, layout has a pleasant and rural feel and Historic England have no issues. ***Standing orders reinstated at 7.35pm.***

18P/123. To accept Declarations of Interest and Dispensations – none received.

18P/124. Minutes – Resolution that the minutes of the Committee meeting held on 5th July 2018 be signed as a correct record. **RESOLVED**

18P/125. Planning Applications:

- **S/2281/18/RM** – Reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon) AMENDMENT TO LANDSCAPING DETAILS. *Emma Fitch (Business Manager, County Planning, Minerals and Waste) arrived at 7.41 pm.* Difficult to see what's changed. CPC comments are not on the website and none of our concerns appear to have been taken into account. Concerns; lack of surface water drainage - not convinced how effective the arrangements are and CPC request conditions to ensure surface water is dealt with effectively. Affordable homes are obvious and clustered at the far end of the site with minimal parking so cars will block access - landscaping nibs in the car parking areas making them difficult to maintain; houses have pathways to the rear and could be exposed to criminal activity. Screening appears to have been increased despite CPCs concerns regarding uninterrupted views. CPC recommends refusal. **REFUSED.**
- **S/2478/18/FL, S/2479/18/FL & S/2476/18/FL** discussed as a whole; ***Standing Orders suspended at 7.49pm.*** Resident was asked why he hadn't applied for permissions at the time – naively thought it wasn't needed. Resident is a builder and works approved by Conservation Officer at the time. Were relevant building materials using during restoration? – yes. Resident new to Grade 2 listed building regulations and sought expert advice at every stage. Majority of works have been undertaken by the resident, apart from roof; that was thatched by a thatcher. Resident 2 commented that the quality of workmanship is of a very high standard – it wouldn't have been used by SCDC Planners as showcase if not. Resident has lived on site during restoration, shares cottage with lodgers and has rented out the annexe for 10 years. ***Standing orders reinstated at 7.55pm.***

S/2478/18/FL - Retrospective planning application for studio building, 101 High Street, Cottenham. CPC recommends approval - **APPROVED**

S/2479/18/FL - Retrospective planning application for the conversion of an existing annexe building to self-contained accommodation, 101 High Street, Cottenham - CPC recommends approval - **APPROVED**

S/2476/18/FL - Retrospective planning application for single storey flat roofed side extension to existing annexe including external stairs and walkway and rear covered way, 101 High Street, Cottenham - CPC recommends approval - **APPROVED**.

Resident was thanked for attending, 2 members of public left the meeting at 7.59pm

- **S/0088/18/CM** - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham. **Standing Orders suspended at 8.00pm**. Emma Fitch outlined the application - Sand & Gravel adjacent to the proposed site has reached the end of extraction and looking to move to Mitchell Hill. Concerns raised by Parish Councils and at community events have been addressed and pre-app advice obtained. Screening height has been increased, weekend working limited to up to 1pm on Saturdays. The mobile plant from existing site will no longer be used and a new processing plant built that will be partly below ground level to reduce height. Crushing will now take place off site. Because of CCC Highways concerns; the level crossing widened to allow 2-way traffic and all traffic in and out must use the access via A10 roundabout, with no movements allowed on Long Drove. There will be approximately 22 loads per day to the site. Only inert materials will be used as in-fill and bunds will be built using materials available on site only. It will be a progressive project over 15 years, EHO not aware of any contamination. Concerns discussed regarding nearby neighbours; operator must ensure sufficient dust suppression and noise reduction measures are in place. Emma pointed out that as a goodwill gesture; some local hauliers have undertaken not to come through villages, unless delivering or a major incident. **Standing Orders re-instated at 8.28pm**. CPC recommends approval subject to conditions; 1) Comprehensive noise and dust suppression, 2) Any contamination found will be dealt with appropriately, 3) assurances that only inert materials be used as infill, 4) site traffic to be restricted to A10 (in and out) and strategic routes to be used for ongoing traffic, 5) bunds to be constructed using only materials from the site. **APPROVED**. Emma Fitch was thanked for attending and left the meeting at 8.32pm.
- **S/2472/18/FL** - Proposed access and paddock use of land to the rear of a building plot, Land Between 117 And 123, Histon Road, Cottenham. CPC recommends approval - **APPROVED**
- **S/2551/18/FL** - Demolition and replacement of existing single storey extension, 9 High Street, Cottenham. CPC recommends approval - **APPROVED**.
- **S/1890/18/FL** - Erection of external racking systems and formation of parking and loading areas, Travis Perkins, 50 High Street, Cottenham. Site is already in operation and the proposed plan will improve the site, considered to be a good asset to the village. CPC recommends approval - **APPROVED**.

Tree Orders:

- **S/2668/18/TC** – T64 - Lombardy Poplar - Fell to ground level T65 - Lombardy Poplar - Fell to ground level T77 - Ash - Monolith at approximately 5/6m using MEWP T68 - Bitternut Hickory - Remove major deadwood and raise crown over road to 4m T69 - Common Lime - Remove major deadwood and raise crown over road to 4m T70 - Common Lime - Remove major deadwood and raise crown over road to 4m, Cottenham Village College, High Street, Cottenham.

SCDC Decisions:

Information Only:

- **S/2358/18/DC** - Discharge of condition 3 (Hard and soft landscaping) of planning permission S/3615/17/RM, Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- **S/2233/18/DC** - Discharge of Conditions 3 (Boundary Treatment), 4 (Materials), 5 (Foul Water Drainage), 6 (Surface Water Drainage), 7 (Precise Door & Window Details) & 9 (Hard & Soft Landscaping) of Planning Permission S/0891/18/FL, Land to the rear 316, High Street, Cottenham
- **S/2553/18/DC** - Discharge of condition 22 (Storage of refuse) of outline planning permission S/1952/15/OL, Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- **S/2558/18/DC** - Discharge of condition 9 (Detailed scheme for the remediation of contamination) of planning permission S/2802/16/FL, Land North West of 14 Ivatt Street, Cottenham
- **S/2485/18/LD** - Lawful development certificate for proposed removal of existing conservatory and construction of rear lean-to. Addition of pitched roof to existing single storey flat roof rear wing, 315, High Street, Cottenham

Withdrawn

- **S/1254/18/OL** - Outline planning permission for the demolition of existing building and erection of replacement office, workshop and security kiosk with some matters reserved except for access, appearance, layout and scale, Elm Tree Farm, Hay Lane, Cottenham

18P/126. Updated village design statements – to consider whether to enter an expression of interest in working with SCDC consultants on updated village design statement (by 23rd July). **Standing Orders suspended at 8.50pm.** 8-10 members would be needed in a working group and would involve a great deal of commitment, no volunteers came forward. Short time slots to apply for grants, giving insufficient time to prepare. Resident 2 and Cllr Collinson outlined that background of current document. **Standing orders reinstated at 8.55pm.** It was felt not appropriate at this time and may be revisited when/if NP has been adopted, and funding not sufficient to produce a worthwhile statement.

18P/127. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. 6/16; Clerk has asked Building Control to visit; concerns raised regarding safety and security.

18P/128. Date of next meeting – 9th August 2018

18P/129. Close of meeting – 8.56pm

Signed _____ (Chair) Date _____

18P/134. Planning Applications:

- [S/2705/18/FL](#) - Reconfiguration of the public play area to allow for the erection of a single storey, standalone nursery building, with additional car parking and access road modification, King George V Playing Field, Lambs Lane, Cottenham
- [S/2702/18/FL](#) - To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Field, Lambs Lane, Cottenham
- [S/2610/18/LB](#) – Removal of existing cupboard doors, construction of new en-suite WC and wardrobes, 35 High Street, Cottenham
- [S/2479/18/FL](#) - Retrospective application for conversion of outbuilding to annexe, 101 High Street, Cottenham (AMENDMENT – description)
- [S/2661/18/FL](#) - Proposed rear single storey and first floor extension to main house & garage conversion to existing double garage, 31, Telegraph Street, Cottenham
- [S/1923/18/FL](#) - Two storey side extension and single storey rear extension, 1, Twentypence Road, Cottenham (AMENDMENT – change of description)
- [S/2711/18/FL](#) - Retrospective- Single storey side extension and double garage. Single storey rear extension with link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twentypence Road, Cottenham

Tree works

- [S/2871/18/TC](#) – Tree 1 - Acer Plantanoides – Fell; Tree 2 -Burmese Peeling Bark Cherry – Reduce Canopy by 2 metres; Tree 3 - Sliver Birch – Fell. 352 High Street, Cottenham
- [S/2954/18/TC](#) – Cherry – remove peg, clear TV aerial and roof by 1m, remove major deadwood and crown thin 15% (no reduction). 12 High Street, Cottenham
- [S/2953/18/TC](#) – Eucalyptus on left hand side of front garden – reduce to approx. 6m. 94 Rooks Street, Cottenham
- [S/2952/18/TC](#) – Holly tree – rear of house and beneath the crown oaf a large Ash tree – sectionally dismantle to ground level. 3 Cross Keys Court, Cottenham

SCDC Decisions:

Approvals

- [S/2015/18/FL](#) - Two Storey and Single Storey rear Extension, Braemar, 150 Histon Road, Cottenham
- [S/0172/18/PA](#) - Prior approval for a proposed change of use of agricultural buildings to one dwelling houses (Class C3) and for associated operational development, Fenleigh Farm, Smithy Fen, Cottenham
- [S/1941/18/FL](#) - Replacement and alterations to flat roof. Replacement windows. Installation of rooflights, Cottenham Community Centre, 250a High Street, Cottenham
- [S/1606/18/FL](#) – Replacement window to front elevation, 205-207 High Street, Cottenham
- [S/1925/18/FL](#) - Single storey rear extension, 95 Rampton Road, Cottenham

Information Only:

- [S/1816/18/DC](#) - Discharge of Condition 17 (Renewable Energy) of Planning Permission [S/1952/15/OL](#), Land at Oakington Road, Cottenham, Oakington Road, Cambridge, Cottenham (Bellway)
- [S/2521/18/DC](#) - Discharge of Condition 9 (Remediation Scheme) of Planning Permission [S/2802/16/FL](#), Land north-west of 14 Ivatt Street, Cottenham
- [S/2548/18/DC](#) - Discharge of Condition 16 (Surface Improvement) of Planning Permission [S/2802/16/FL](#), Land north-west of 14 Ivatt Street, Cottenham

- [S/2679/18/DC](#) - Discharge of Conditions 8 (Arboricultural Method Statement & Tree Protection), 10 (Biodiversity Enhancement), 11 (Foul Water & Surface Water Drainage) & 12 (Hard & Soft Landscaping) of Planning Permission [S/4022/17/OL](#), Land to the rear of 17 Orchard Close, Cottenham
- [S/2780/18/DC](#) - Discharge of conditions 3 (Materials) and 5 (Visibility splays) of planning permission [S/2109/16/FL](#), 33, Telegraph Street, Cottenham
- [S/2779/18/DC](#) - Discharge of conditions 14 (Surface water drainage) and 15 (Foul water drainage) of planning permission, [S/2802/16/FL](#) Land north-west of 14 Ivatt Street, Cottenham
- [S/2782/18/DC](#) - Discharge of condition 12 (Badger mitigation) of outline planning permission [S/1606/16/OL](#), Land at Oakington Road, Cottenham, Cottenham (Persimmon)
- [S/2707/18/DC](#) - Discharge of Condition7 (Contamination & Remediation) of Planning Permission [S/0039/15/FL](#), 4 Lake House, The Lakes, Twentypence Road, Cottenham