

AGENDA REPORTS PACK

PLANNING COMMITTEE

9th February 2017

17P/022.



DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 26th January 2017 at 7.30pm

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

In attendance: 3 members of the public

- 17P/009. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), Mudd (personal) and Wilson (personal). Cllr Young arrived at 7.32pm.
- 17P/010. Any Questions from the Public or Press** – Standing orders suspended 7.33pm. Resident 1 spoke re. S/1411/16/OL; asked for clarification of the amendments. Standing Orders reinstated 7.34pm.
- 17P/011. 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.* Cllr Ward declared a pecuniary interest in S/3613/16FL and will leave the meeting. Cllr Richards declared a non-pecuniary interest in S/3490/LD and will take no part in discussions or voting.
- 17P/012. Minutes** – Resolution that the minutes of the Committee meeting held on 12th January 2017 be signed as a correct record. **RESOLVED.**
- 17P/013. Planning Applications:**
- **S/0065/17/FL** – Erection of single dwelling house revised submission incorporating previously approved highway alterations, land r/o 316 High Street, Cottenham. Cllr McCarthy arrived a 7.40pm. Cllr Nicholas stated that the new design, which is approx. 8m high, brought the proposed house very close to the boundary with 32 Pelham Close, which is a bungalow. Standing Orders suspended 7.44pm. Resident 2 corrected that the property was 34 Pelham Close. Standing Orders reinstated 7.45pm. Cllr McCarthy highlighted the access issues onto the roundabout; this matter had already been approved for a previous application. The proposed new design has increased in mass and bulk and will cause a loss of light to 34 Pelham Close. Noted that in application S/2275/15/FL that SCDC thought the distance of the property from the boundary was ok but it has now moved significantly closer. There is a perception of being overbearing. CPC recommend refusal. **REFUSED.** Reason: mass of the building in relation to surrounding buildings, overshadowing of 34 Pelham Close. We also remain concerned about the road access. Request that this item goes to Committee should the Officer be minded to approve. Cllr Morris clarified the next steps in the process for the benefit of residents.
 - **S/1411/16/OL** - Resubmission of application S/1818/15/OL - Outline application for the erection of up to 200 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. **NB: Revised layout to include additional landscaping onsite.** Cllr Morris outlined the application background. The change is the aggregate consideration re. the Persimmon and County applications + Endurance. The developers have been looking at ways to link the sites, amended the layout, formalised the change to the roundabout so that it is consistent across the 3 applications. Also altered the

tree belt to minimise the impact of the development. At the moment the Officer agrees that the changes are acceptable. Standing Orders suspended 7.55pm. Cllr Morris checked whether this answered Resident 1 question; confirmed yes. Standing Orders reinstated 7.55pm. Cllr Collinson noted Officer comments that DP/7 and SD/5 are negated and that the information regarding buses (paragraph 68) were incorrect. The County Council has said there is insufficient early years provision. Didn't feel the visual impact has been improved. Cllr McCarthy mentioned traffic problems this week (Oakington Road and A10 closures) which had impacted greatly on journey times to Cambridge. Cllr Nicholas highlighted paragraphs 177 and 178. All the way through the Officer has tried to address our concerns. The dwelling stock figures quoted are out of date. Cllr Young said the one thing Gladman can't do is move the plot; it will always be unsustainable in terms of location. There is an inaccuracy in the reports regarding the footpath over land they don't own; this would result in a significant walk to village facilities and the development is a ghetto set apart from the village and isn't integrated. Cllr Morris cautioned that in 1877 the footpath had rights of access over it which remain. Cllr Ward suggested robustly refuting the claims in paragraph 70. Cllr Morris genuinely thought that the Officer had underestimated the effect on the village. We should bear in mind that a substantial amount of money is on offer. Paragraph 177: the advantages of the development must significantly outweigh the disadvantages. Paragraphs 174/176: we know the houses won't be truly affordable and we don't need the additional open space. Location – Cllr Morris has met the Transport Officer who thought there was a better bus service than there actually is (paragraph 175: the bus service is misunderstood). Paragraphs 5/6/7: suggest improvements to the Histon Road cyclepath to make it safer. Standing Orders suspended 8.15pm. Resident 1 mentioned the traffic yesterday caused by the closure of Oakington Road; as a result of it having to divert with Histon Road there were queues down Rampton Road, however today it had dispersed. Standing Orders reinstated 8.17pm. Cllr Collinson took issue with the hierarchy of Cottenham and the status. Cllr Morris ran through the Heads of Terms figures which looked very generous on paper. The figures are conditional on approval at the SCDC Planning Committee on 1st February. Cllr Young agreed that they mitigate but don't cover the ongoing problems of the development being isolated and the increased traffic. Cllr Morris mentioned that if our Neighbourhood Plan had been in place there would only need to be a 3 year housing supply; SCDC currently has 3.7 years. CPC recommends refusal. **REFUSED.** Cllr Morris to compile response. Cllr Young pointed out that our letter would have to be read out at the meeting. The headline is lack of sustainability and the benefits being overstated.

17P/015. SCDC Planning Committee – Resolution that Cllr Morris is nominated as representative to speak on behalf of CPC at the forthcoming Planning Committee meeting on 1st February. **RESOLVED.** Cllr Morris to contact NP ambassadors to let them know that residents can register to speak as an objector/supporter. Clerk to add to Facebook and website. Must register by 12 noon on Monday 30th January.

17P/013. Planning Applications continued:

- **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. Previous application refused. There is still no structural engineers report to state why the original house needs to be demolished, contrary to Conservation Area guidelines. The building is a good example of a traditional workers cottage. It was noted that the visibility splay doesn't meet the safety requirements (High Street side) and there are significant parking issues in the vicinity which could impact safety. Cllr Nicholas flagged previous Sovereign Way issues. The house is now further away from the boundary but a carport has now been situated on that side which could still cause shadowing issues for 7 Sovereign Way. Cllr McCarthy commented that

siting the replacement for 2 Denmark Road further back will affect the line of the road. CPC recommends refusal. **REFUSED**. Reasons:

Demolition – there is insufficient evidence provided of structural problems and the property is a good example of the traditional Cottenham workers cottage. Independent structural engineers report required. Even if the property is proved to be unsound, there needs to be measures in place to reuse materials as per PPG15.

Access – the properties would access directly onto Denmark Road, too close to the junction with the High Street and there are inadequate visibility splays.

Cottenham also has a strong linear street design.

The rear property could impact residential amenity to properties in Sovereign Way. There is no light survey provided and given the orientation of the rear property it could impact on the light of properties in Sovereign Way.

CPC would like this application referred to the SCDC Planning Committee should the Officer be minded to approve. NB: there is a condition to resolve surface water issues on this site prior to development.

- **S/2802/16/FL** – Variation of condition 2 (Erection of 4 dwellings) of application S/1248/15/FL, Land at former 15 & 17 Ivatt Street, Cottenham. Officer has provided further detail following our previous response (unable to comment due to lack of information). CPC recommends approval. **APPROVED**.
- **S/3490/16/LD** – Lawful development certificate for existing building, The Orchards, Beach Road, Cottenham. Cllr Richards took no part in discussions or voting. CPC recommends approval. **APPROVED**. Cllr Ward left the meeting at 9.07pm.
- **S/3613/16/FL** – Change of use of land for siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham. The flood risk document has been updated. CPC recommends approval. **APPROVED**. Comment: CPC are strongly in support of this application

Withdrawn

- **S/2754/16/PA** - Prior approval for change of use of agricultural building to a dwellinghouse, Haelen Field Farm, Twentypence Road, Cottenham

For information only:

- **S/3499/16/DC** - Discharge of Conditions 4 (window and door detail), 5 (gutters, drainpipes, soil and waste pipes), 6 (roof tiles) and 7 (frame exposure) of Listed Building Consent S/1964/16/LB for Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, 297 High Street, Cottenham
- **S/0007/17/DC** - Discharge of conditions 3 (windows and doors), 4 (precise details), 5 (gutters and pipes) and 6 (roof tile sample) of listed building consent S/1273/16/LB for Extension and alteration, 109, High Street, Cottenham
- **S/1606/16/OL** – Outline planning permission for the erection of up to 126 dwellings, Land at Oakington Road, Cottenham. **NB: Additional transport information.**

SCDC Decision Notices:

Approved:

- **S/2701/16/FL** – Change of use from A1 to A5, Unit 1 Watsons Yard, High Street, Cottenham
- **S/3127/16/FL** – Single storey rear extension and internal alterations, 250 High Street, Cottenham

Tree Orders

- **S/0010/17/TC** - Remove dead Birch Tree under 5 day Notice for dead and dangerous trees, 354, High Street, Cottenham

17P/014. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Clerk reported on two additional items reported to Enforcement and gave update on case 16/16.

17P/016. Planning appeal S/0582/16/FL – to consider whether to make comments/modify/withdraw previous representation re. The Annexe, 11a Church Close, Cottenham. To be received by 9th February 2017. CPC stand by previous comments and has nothing further to add.

17P/017. Date of next meeting – 9th February 2017

17P/018. Close of meeting – 9.20pm

Signed _____ (Chair) Date _____

17P/023. Planning Applications:

- [S/0164/17/AD](#) – Two projecting signs, one internally illuminated (retrospective), Co-Op, 273 High Street, Cottenham
- [S/0251/17/FL](#) – Two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham
- [S/3535/16/FL](#) – Detached double garage, Church Lane Nurseries, Church Lane, Cottenham
- [S/1606/16/OL](#) – Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (all matters reserved apart from access), land at Oakington Road, Cottenham (Persimmon) – **Revised transport information**
- [S/0317/17/FL](#) - Proposed new 2 storey extension to the side of the property to provide a bedroom at first floor and garage at ground, to the rear of the property a new single storey extension to accommodate a new living area/kitchen/dining, 64 Histon Road, Cottenham

For information only

- [S/0128/17/PA](#) – Prior approval for a single storey rear and side extension, 69 Victory Way, Cottenham

Approved by SCDC

- [S/2530/16/FL](#) – New 3 bedroom dwelling, 33 Margett Street (approved under delegated approval)
- [S/3314/16/LD](#) – Single storey side extension, 23 Lyles Road, Cottenham

17P/024. Enforcement update (not for publication)

NB: during the public meeting all items must be referred to under the case number only.

Ongoing:

Case 1/16 - 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. Tree Officer has a meeting on site with a representative of Admiral Taverns on 21 December to discuss replanting. They have agreed to pay for this to be done.

Case 2/16 - Three Horseshoes – Owner will shortly receive letter from Enforcement requesting that the wall is repaired as soon as possible. We will be informed once there is 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. Owner has confirmed that works will be done to the wall in due course. Anticipates that the driveway works will be completed in the next 12 months.

Case 3/16 - Co-op – CLOSED

Case 4/16 - 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. Clerk has now written via Enforcement. NB: resident has reported window open to rear of property again and children are breaking in; police notified too.

Case 5/16- 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.

Case 6/16 - Gothic House – further damage to stonework with bits falling onto the pavement causing potential hazard for pedestrians. Building Control are requesting similar repairs to those done previously. Enforcement to speak to Conservation to see what can be done long term. Downstairs window has been broken and potential hazard. Celia Wignall Conservation officer, Listed buildings will inspect the Gothic House property as soon as possible and will advise as to actions that may be required. Andrew Dearlove, Building Control, has been to inspect and will write to the owners requesting repair works are carried out. There is a hole in the roof at the rear along with a hole in a chimney. Potentially Andrew thinks closing the footpath and wiring/boarding the whole front of the house may be necessary. **Building Control have been unable to gain internal access but further external damage has been noted. Owners are being written to. If no satisfactory response the matter will be handed to the legal department for possible compulsory purchase.**

Case 7/16 - Barbers – new shop replacing the old sweet shop on High Street. Signage has been installed without permission. Retrospective application to be submitted.

Case 8/16 - Broad Lane Industrial Estate – Unit M has installed a chimney-type structure without permission which is highly visible to residential properties directly bordering the estate. Enforcement have spoken with one of the owners of the business Clearglass who have leased the building. The structure is not a flue or chimney but an air extraction system to ventilate a paint spray booth installed inside the building. The booth is not operating at the moment and will only use water based paints. Enforcement have advised the owner that planning permission is required for the installation of the extraction system

and he has confirmed that a retrospective application will be submitted. Residents have submitted a video which shows level of sound generated from the system. EH are conducting sound monitoring w/c 31st Oct. Application has apparently now been submitted to SCDC.

Case 9/16 - Phone mast – following replacement there have been complaints from neighbouring residents and Cllr Morris & SCDC Cllr Harford have been to visit them. The mast appears to comply with the original application however a tree was removed (May 2015) which was in/very close to the Conservation Area. Cllr Morris has written to Rachel Coulter to request suitable replacement and she has forwarded to CTIL who are now dealing with the project.

Case 1/17 – 186a High Street – works have started to remove trees prior to building starting later this year. Condition states that the area around the badger set must be fenced prior to development. Ecology Officer has inspected and is happy that the area currently is undisturbed. Builder has fencing ready to install.

Case 2/17 – Church Lane – removal of hedging from front of property. Ian Lorman contacted and Clerk waiting response.

17P/025. Planning appeal S/1723/16/FL

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

Site Address: Unit F, Broad Lane Industrial Estate, Broad Lane, Cottenham, Cambridge, CB24 8SW

Description of development: Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings

Application reference: S/1723/16/FL

Applicant: Mr Marino

Appeal reference: APP/W0530/W/16/3164366

Appeal start date: 25 January 2017

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 the 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 East 2. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 0 Kite, 3rd Floor
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 01-Mar-2017. 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.