

AGENDA REPORTS PACK

PLANNING COMMITTEE

9th June 2016

16P/099.

Planning Committee Meeting Minutes

Held in the Village Hall, Cottenham on **Thursday 19th May 2016 at 7.30pm**

Present: Cllrs Mudd (Chair), Bolitho, Collinson, Mudd, Nicholas, Ward and Young and the Clerk

In attendance: 7 members of the public

16P/084. Election of Chair – Cllr Mudd elected to Chair.

16P/085. Chairman’s Introduction and Apologies – Apologies accepted from Cllrs Graves (training) and Richards (will be arriving late). Residents Mick and Pam Lumsden also unable to attend but have submitted a letter in relation to S/0850/16/FL.

16P/086. Any Questions from the Public or Press – Standing orders to be suspended at 7.32pm – applicant spoke for S/08501/16/FL. Cllr McCarthy arrived at 7.33pm. Gave background to the reason for requirement of an extension. Didn’t go up on the original L-shape because it would have been overbearing to neighbour. Have deliberately gone for a contemporary design. Resident from 10a Telegraph Street spoken in opposition to the extension. Believe it to be overly large/overbearing. Not all elements are sympathetic to the Conservation Area and the extension can be viewed from the High Street. Concerned about the size of the upstairs windows. Resident from 239 High Street (CVDG member) spoke in opposition. They have a good relationship with the applicant however they are concerned about their privacy and vehicle safety on Telegraph Street. Resident from 213 High Street spoke to say there were already buildings in the village that weren’t in keeping with the Conservation Area and that he didn’t believe the proposals to be detrimental to the High Street. Standing Orders reinstated at 7.40pm.

16P/087. 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.* None given.

16P/088. Minutes – Resolution that the minutes (circulated to members) of the Committee meeting held on 5th May be signed as a correct record. **RESOLVED.**

16P/089. Planning Applications:

- **S/0850/16/FL** – Two storey rear extension, enlargement and repair of existing rear roof, addition of new sedum-planted flat roof to single storey areas and replacement of existing garage, 12 Telegraph Street, Cottenham – Cllr Richards arrived at 7.43pm. Standing Orders suspended at 7.48pm to clarify distance to boundary with property to rear: 21.2m. Standing Orders reinstated at 7.50pm. This wouldn’t constitute overlooking to property on the High Street. It was considered that the materials, particularly the metal cladding, were inappropriate and contrary to DP/2. Window size, particularly the long/Juliet-style window were a concern. Standing Orders suspended at 7.57pm to confirm number of parking spaces: 2. Standing Orders reinstated at 7.57pm. CPC recommends refusal. **REFUSED.** Reasons: DP/2f – window size and loss of amenity. Materials. B4 of the CVDG. Plans unclear due to the lack of dimensions. Juliet balcony/window inappropriate. Resolution for this application to go to Committee should the officer be minded to approve. **RESOLVED.**
- **S/0806/16/FL** - Conversion of barn to form 3 bedroom house, Holme Dean, 294, High Street, Cottenham - question raised re. whether the visibility splays are ok. It was pointed out that this isn’t a conversion and is demolition, which the applicant hasn’t justified since

the building is sound. According to the Historic Building Guidance document the advice is to seek to retain. CPC recommend approval for conversion but not demolition.

APPROVED. Condition: CPC request condition that the building is converted.

- **S/0805/16/FL** - Rebuilding of a range of outbuildings to form car lodge / shed & annexe, Holme Dean, 294, High Street, Cottenham – confusion over the boundary with S/806/16/FL. CPC recommends approval. **APPROVED.** NB: need clarification that the annexe is linked to 294 High Street and the car lodge is linked to the proposed barn ‘conversion’.

Tree Orders

- **The Surgery, 188 High Street, Cottenham** – Pine: crown lift 4m (emergency vehicle access) and shorten heaviest limb over access roadway by approx. 50% to reduce end weight. **NB: this is a retrospective application.** It was noted that the work already done is within the curtilage of a listed building. Clerk to inform Trees Officer that we are unhappy with this application.
- **206 High Street, Cottenham** – Variegated holly in rear garden, prune to clear car port and crown reduce by 1m; Holly on LHS of rear garden, reduce sparse top of crown by 4-5m, prune to clear car port and by 1-2m on garden side; Robinia on LHS, shorten dead top by 3-4m and drastically shorten or remove lateral limb over garden shed; Holly in LHS corner of rear garden, reduce longest straggling branches by approx. 2m to the dense part of the crown.

Acceptable subject to Trees Officer comments.

16P/090. Terms of Reference – consider possible amendments to the Terms of Reference – Section 5: add the word ‘normally’ before within (in relation to production of minutes and distribution to library). To go to full council in June.

16P/091. Feedback from SCDC Planning Committee – receive report regarding Gladman and Endurance applications – Annoying that the vote re. Endurance was so heavily against us despite Cllr comments prior to the vote. Cllr Morris was thanked for speaking at the Planning Committee meeting. Both Highways and Endurance expert spoke against our comments. Gladman didn’t speak in relation to their application. Cllr Young was thanked for providing additional traffic report. Going forward we need to pay attention to the S106 document.

16P/092 Enforcement – consider updates from Enforcement Officers and additional suggestions for enforcement – Clerk outlined report. 33 Brenda Gautrey Way to be reported to Officers for removal of wall and replacement with higher fence plus gate. Cllr Nicholas left the room at 9.20pm and returned at 9.22pm.

16P/093. Planning Training – consider response to questionnaire from SCDC (by 13th June) – Cllr Young left the meeting at 9.25pm. Resolution to respond to the planning training questionnaire. **RESOLVED.** Responses discussed and Clerk to submit.

16P/094. Date of next meeting – 9th June

16P/095. Close of meeting – 9.28pm.

Signed _____ (Chair) Date _____

16P/100.

- [S/1089/16/FL](#) & [S/1090/16/LB](#) - Installation of timber side hung double garage doors including personnal door to existing carport, 193 High Street, Cottenham
- [S/1203/16/VC](#) - Removal of condition 2 (agricultural occupancy) contained within planning permission S/1217/87/O, 100 Histon Road, Cottenham
- [S/0892/16/FL](#) & [S/0893/16/LB](#) - Two storey rear extension to a grade 2 listed building to match the existing rear addition materials and form. Minor internal remodelling to provide an improved internal layout. The proposal will also include the provision of a wood burning stove to be installed to the existing fire breast while retaining the existing surround, 86 High Street, Cottenham
- [S/0654/16/AD](#) - Replacement fascia with 2 no projecting signs, 145 High Street, 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
- [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/1114/16/FL](#) – Retention of condensing units to the rear of Costcutter retail store, 288 High Street, Cottenham
- [S/1113/16/AD](#) – Retention of fascia signage and side panel signs on a Costcutter convenience store. 1 x Fascia & trough light. 1 x Fascia icon. 3 x window graphic. 2 x low level window graphic. 6 x external tamperproof poster frames, 288 High Street, Cottenham

SCDC Decision Notices:

Approved

- [S/0542/16/FL](#) – Single storey rear extension and two storey side extension, 21 Courtyard Way, Cottenham
- [S/3248/15/FL](#) – Single storey side extension, 1 The Lakes, Twentypence Road, Cottenham

Rejected

- [S/1818/15/OL](#) – 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
- [S/0707/16/FL](#) – 4kW off grid solar PV installation, Land to the west of Lost Acres, Twentypence Road, Cottenham

16P/101. Enforcement update

Updates:

Jolly Millers – Ian Lorman, SCDC Tree Officer, is in touch with Admiral Taverns' solicitor at the moment regarding the removal of the trees. He responded to Ian's letter very promptly and has gone away to establish whether the works were under the instruction of AT or whether the landlord acted unilaterally. Either way AT are ultimately responsible as it is their land but it will be useful to know the facts of the case so that he knows how to direct the investigation. Please bear in mind that any information CPC might gain yourself will not be admissible to the Council (hearsay). Ian will be required to read a caution before taking evidence. ***This has now been passed to Enforcement. Clerk has followed up with Charlie Swain and is awaiting comments following his investigation.***

Cottenham Doctors surgery – Treeworks were undertaken on 12th April to mature tree in the garden. This is within the CA but no application was made to SCDC. ***Tree Order has been received but SCDC aren't processing. Trees Officer is looking into the case and will decide what action to take.***

Three Horseshoes – consider possible further action regarding complaints about The Three Horseshoes in respect of poor maintenance of curtilage wall and large-scale brick store in vicinity of Listed Building reducing the amenity value of the neighbouring Conservation Area, 133 and 135 High Street. ***Clerk has written to Julie Ayre and is awaiting comments.***

33 Brenda Gautrey Way – Appears that owners have removed the wall and replaced it with a wooden fence, the walls no longer match and the height will be significantly higher than before. Planning rules state that if increasing the height of a wall/fence then permission is required. This area was previously considerably overgrown and the plants/trees have been removed which clears up the pavement encroachment issues that have been reported by residents. ***Waiting comments from Officers.***

The Old Rectory – owners were advised in December 2015 that a retro application was required for works to the gates but to date nothing has been submitted. Follow up with Charlie Swain required. Additionally the herras fencing/props on the external boundary wall have been in place for several years, prior to the current owner purchasing the property. There doesn't appear to be a planning application relating to works to the wall.