

COTTENHAM PARISH COUNCIL

AGENDA REPORTS PACK

PLANNING COMMITTEE

18th DECEMBER 2014

Item 14P/261.

Cottenham Parish Council
Planning Committee Minutes
Held in the Village Hall, Lambs Lane, Cottenham
On Thursday 4th December 2014 at 7.30

Present: Cllrs Mudd (Chair), Berenger, Collinson, McCarthy, Morris, Nicholas and SCDC Cllr Harford

14P/249. Any Questions from the Public or Press – Standing orders to be suspended

Resident spoke regarding the planning application for 1 Lambs Lane. He was concerned that one of the proposed dwellings would be too close to his boundary, thereby creating loss of light and being faced with a wall adjacent to his boundary fence. He believes there would be a significant impact on traffic, including parking issues and a loss of his privacy. Cllrs Collier and Richards arrived at 7.33pm.

14P/250. Standing Orders re-instated - Chairman's Introduction and Apologies – apologies accepted from Cllr Heydon (personal) and Clerk (illness). Chair to minute the meeting.

14P/251. Declarations of Interest *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* Cllr Collier declared a non-pecuniary interest in item 14P/253 (application S/2625/14/FL).

14P/252. Minutes – Resolution that the minutes of the Committee meeting held on 20th November be signed as a correct record. **RESOLVED.**

14P/253. Planning Applications for consideration

- S/2625/14/FL – erection of 2 detached dwellings following demolition of existing bungalow, 1 Lambs Lane, Cottenham. CPC recommends refusal on the grounds of reduced highway safety due to limited visibility and no provision for a turning circle on site. Cars parked next to each other affects visibility and any car entering and accessing the site will have limited visibility. CPC is concerned about the density of the site. **REFUSED.**

Tree Orders

- 90 Rook Street, Cottenham – Eucalyptus: remove 3 primary limbs, low branches and epicormics to crown lift by 6m. **APPROVED** subject to Trees Officer comments.

Decisions made by SCDC

Approvals

- S/2297/14/FL – first floor extension to side of dwelling, 13 Pelham Way, Cottenham

14P/254. Service Level Agreement Consultation – to receive feedback - Cllr Morris attended the Neighbourhood Planning Masterclass run by SCDC at Cambourne and found it helpful. There is a large cost implication over 18/24 months, but with a sweetener involving the development of scale. SCDC are happy to come and speak with us and the person to contact is Gemma Barron. It was proposed that a working party be set up, comprising Cllr Morris and Nicholas with SCDC Cllr Harford co-opted.

14P/255. Planning Inspectorate – Resolution to write to the Right Honourable Andrew Lansley MP to express concerns re. delays taken in determining appeals. **RESOLVED.** Cllr Mudd to liaise with SCDC Cllr Harford to obtain details of examples of cases to use as evidence. Cllr Mudd to construct an appropriate letter.

14P/256. Date of next meeting – 18th December 2014. Apologies received from Cllrs Collier and Young.

14P/257. Close of meeting – 8.34pm.

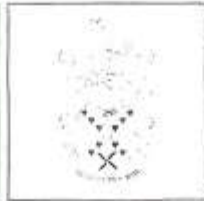
Signed _____ (Chair) Date _____

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[S/2695/14/FL](#) – Demolition of front & side garden wall. Creation of car parking. Removal of side entrance and creation of main entrance and covered porch. Part demolition of garage and conversion to garden and bike store. Replacement of existing back garden fence with wall and low fence to side of dwelling, 17 High Street, Cottenham

Tree Orders

Land to the rear of 5 High Street and church car park, Cottenham – Sycamore close to boundary – sectionally dismantle to ground level



10739

South Cambridgeshire District Council

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990 C/11/40/020

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and in supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title: MR First name: J

Last name: HARRISON

Company (optional):

Unit: House number: House suffix:

House name: ASHTON FARM

Address 1: CHURCH LANE

Address 2:

Address 3:

Town: COTTENHAM

County: CAMBRIDGESHIRE

Country: UK

Postcode: CB24 8SN

2. Agent Name and Address

Title: MR First name: AARON

Last name: MACKENZIE

Company (optional): EASTON LANDSCAPE SERV. CE LTD

Unit: House number: 27 House suffix:

House name:

Address 1: HIGH STREET

Address 2:

Address 3:

Town: COTTENHAM

County: CAMBRIDGESHIRE

Country: UK

Postcode: CB24 8SA

Confirmed by E-mail 1/12/14

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name: CHURCH CAR PARK / LAND TO

Address 1: REAR OF WHEATSHAG

Address 2: HOUSE / HIGH ST

Address 3: CHURCH LANE

Town: COTTENHAM

County: CAMBRIDGESHIRE

Postcode (if known): CB24

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): Yes No
 If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

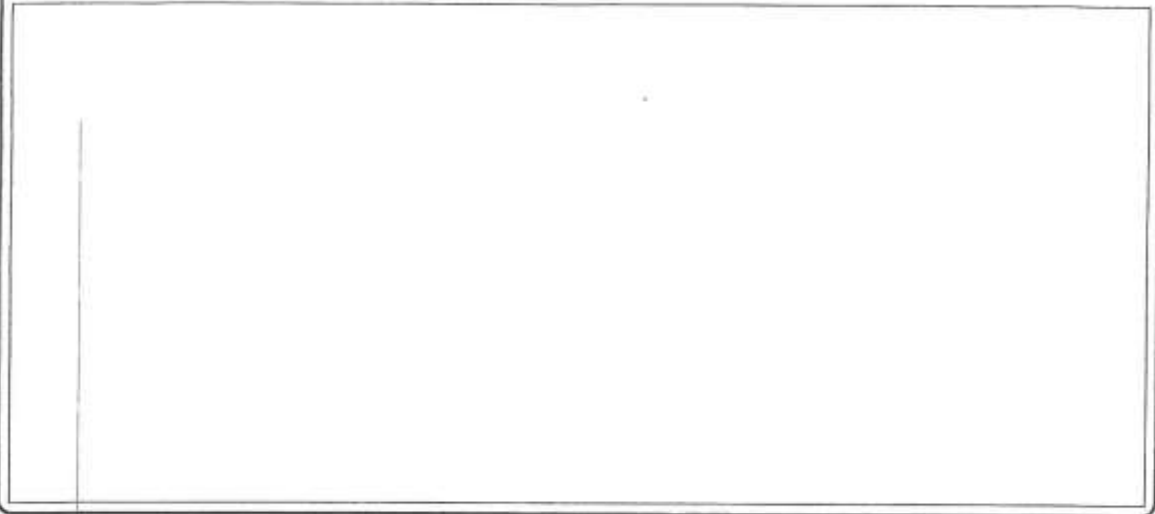
Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

T4 - SYCAMORE, CLOSE TO BOUNDARY - SECTIONALLY DISMANTLE TO GROUND LEVEL.

7. Identification Of Tree(s) And Description Of Works continued ...



8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

Ref: 766-18010

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees (see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO (see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Ejhewitt

Date (DD/MM/YYYY):

18/11/14

(This date must not be before the date of sending or hand-delivery of the form)

ON BEHALF OF EASTERN LANDSCAPE SERVICE LTD.

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01954 250667

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01954 250338

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

email@easternlandscapeservice.co.uk

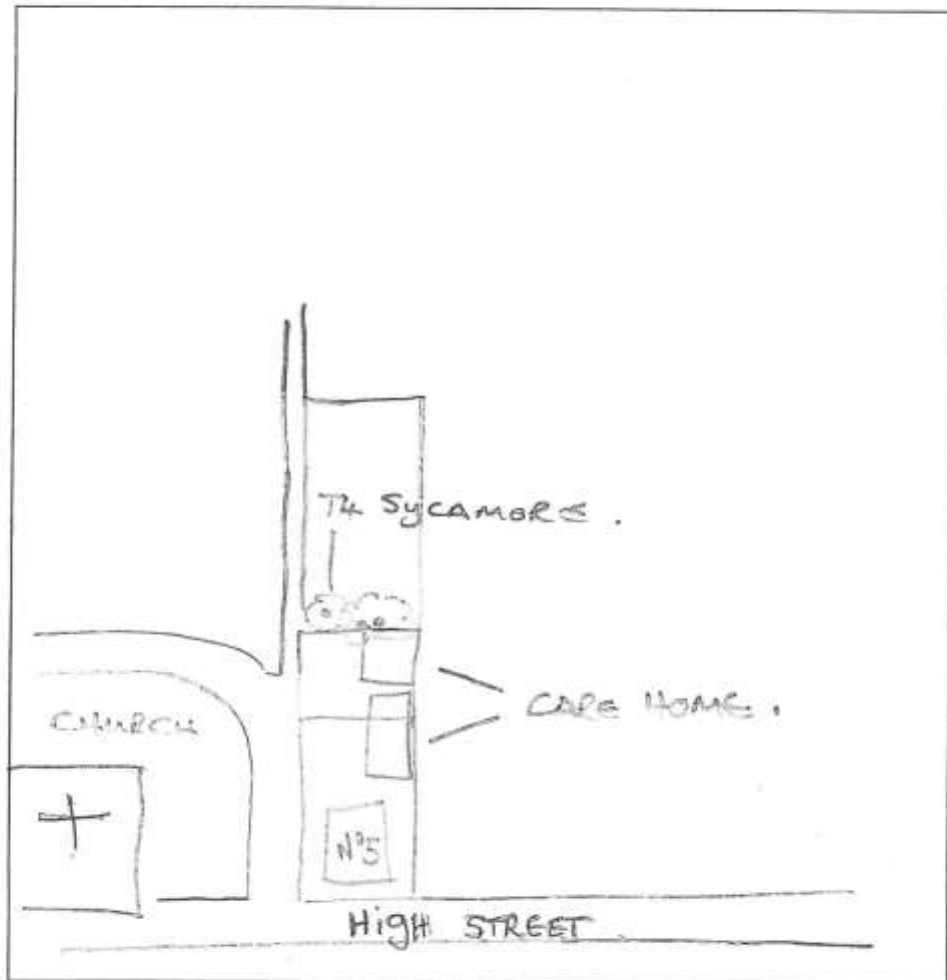
Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

EASTERN LANDSCAPE SERVICE LIMITED

SITE PLAN

Our Reference: Church car park, Church Lane / land to rear of Wheatsheaf House (5 High St), Cottenham, CB24
Ref. 766-18010



Item 14P/263.

Quarterly Planning report – October to December 2014

| | |
|--|---|
| Total number of meetings held: | 6 |
| Total number of applications received: | 8 |
| Number of applications CPC approved: | 5 |
| Number of applications CPC rejected: | 2 |
| Number of applications CPC no comment: | 0 |
| Number of tree orders received: | 7 |
| Number of SCDC Committee decisions: | 0 |
| Number of HM Inspectorate appeal decisions: | 0 |

Responses to the following consultations were submitted:

SCDC Service Level Agreement
Government Planning Policy of Gypsy's and Travellers

Item 14P/264.

Cambridge City Council and SCDC are jointly preparing an Area Action Plan to bring forward the regeneration of the Cambridge Northern Fringe East area, a large brownfield area that will soon see the opening of a proposed new station, planned for 2016. The first stage is consultation of an Issues and Options Report for the AAP.

The consultation will from for eight weeks from 8 December 2014 until 2 February 2015.