

**COTTENHAM PARISH COUNCIL**

**AGENDA REPORTS PACK**

**PLANNING COMMITTEE**

**19<sup>th</sup> FEBRUARY 2015**

## Item 15P/015.

### Minutes of Cottenham Parish Council Planning Committee Held in the Village Hall, Lambs Lane, Cottenham On Thursday 5<sup>th</sup> February 2015 at 7.30

**Present:** Cllrs Mudd (Chair), Berenger, Collier, Collinson, Morris, Nicholas and Jo Brook (Clerk)

**In attendance:** 1 member of the public

**15P/012. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Heydon (personal) and Young (illness).

**15P/013. Any Questions from the Public or Press – Standing orders to be suspended** – Resident spoke regarding application S/2625/14/FL. He raised concerns regarding the parking. The road at that point is only 15ft wide and already causes issues when buses pass. Cllr McCarthy arrived at 7.32pm. Resident would like to see a turning circle included in the design. Cars reversing onto Lambs Lane would cause a hazard.

**15P/014. Declarations of Interest** *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* None.

**15P/015. Minutes** – Resolution that the minutes of the Committee meeting held on 22<sup>nd</sup> January be signed as a correct record. **RESOLVED.** Cllr Richards arrived at 7.33pm.

#### **15P/016. Planning Applications for consideration**

- S/2857/14/FL – Change of use from residential (dwelling) to dog-grooming business, 67 Histon Road, Cottenham. CPC recommend approval would like to encourage new business to the village. The level of detail provided by the application was excellent. **APPROVED.**
- S/2625/14/FL – Erection of 2 detached dwellings following demolition of existing bungalow (AMENDED), 1 Lambs Lane, Cottenham. The only changes to the application appear to be the floor plan for No. 1. The issues raised in our previous objection still stand. Cllr Collier pointed out that even for vehicles coming out forward, having had to reverse in, the visibility from the High Street is extremely poor. Objection has been received from resident regarding light issues which haven't been addressed. Cllr Morris commented that it was a relatively narrow road and very busy; the highway safety issues and increased generation of traffic haven't been addressed. Cllr Richards pointed out that the boundary wall was very close to the wall of the neighbouring car park which could cause issues with the foundations. CPC recommends refusal. **REFUSED.** CPC request a site visit should this application go to SCDC Committee.
- S/0116/15/FL - Erection of a roof canopy to the rear of the dwelling, 83 Rooks Street, Cottenham. CPC recommend approval. **APPROVED.**

#### **Decisions made by SCDC**

##### **Approvals**

- S/2695/14/FL – Demolition of Front and 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**

- 277 High Street, Cottenham – removal of multi-stemmed sycamore. Agreed subject to Tree Officer comments.
- 185 High Street, Cottenham – re-pollard 9 lime trees on left side of house. No reduction in height. Agreed subject to Tree Officer comments.
- 283 High Street, Cottenham – sectionally dismantle 7x ash trees to the rear of property bordering Denmark Road. No details provided with the application as to the reason why the

trees need removing. Standing Orders suspended at 7.58pm. Resident spoke to say that one of the trees had recently been damaged during high winds. Standing Orders reinstated at 7.59pm. CPC aren't comfortable with the removal of the trees in such a prominent location without good reason. Would recommend refusal subject to Tree Officer comments.

**15P/017. Planning appeal** – Cllrs Mudd and Nicholas will attend the planning appeal for Mr T. Wall 1-5 Pine Lane Smithy Fen on 18<sup>th</sup> February.

**15P/018. Date of next meeting** – 19<sup>th</sup> February 2015.

**15P/019. Close of meeting** – 8pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_

## **Item 15P/024.**

- [S/0045/15/VC](#) – Variation of Conditions attached to Application's S/0329/11& S/0151/13/VC to increase the opening hours of the building to every Saturday and Wednesday until 21:00hrs – Chear Fen Farm, Long Drove, Cottenham
- [S/0230/15/FL](#) - Conversion of Garage with first floor extension – 12 Pelham Way, Cottenham
- [S/0272/15/FL](#) - Erection of Two Storey Side & Rear Extension, Front Porch & Detached Garage, Church Lane Farm, Church Lane, Cottenham
- [S/0295/15/FL](#) - Erection of single and two storey rear extension & single storey front extension – 59 Coolidge Gardens

### **Decisions made by SCDC**

#### **Approvals**

- [S/2876/14/FL](#) - Erection of two storey extension to rear of dwelling and single storey extension to front – 59 Coolidge Gardens, Cottenham

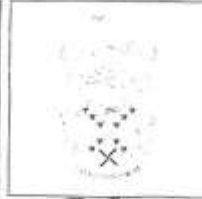
#### **Withdrawn**

- [S/2976/14/LD](#) – 1 Woodlark Drive, Cottenham

### **HM Inspectorate**

#### **Rejection**

- [S/2158/13/FL](#) – Powder-coated shop front - 145 High Street, Cottenham



10854  
 South Cambridgeshire District Council

C/11/40/020 BF 11/15  
 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. PC ~~11/15~~ 2/3/15

Town and Country Planning Act 1990

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		2. Agent Name and Address	
Title:	MR First name:	Title:	MR First name: TIM
Last name:	MULLER	Last name:	HEWITT
Company (optional):		Company (optional):	EASTERN LANDSCAPE SERVICE LTD
Unit:	House number: 44 House suffix:	Unit:	House number: 27 House suffix:
House name:		House name:	
Address 1:	HIGH STREET	Address 1:	HIGH STREET
Address 2:		Address 2:	
Address 3:		Address 3:	
Town:	COTTENHAM	Town:	COTTENHAM
County:	CAMBRIDGESHIRE	County:	CAMBRIDGESHIRE
Country:	UK	Country:	UK
Postcode:	CB24 5SA	Postcode:	CB24 5SA

### 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:   
Address 1:   
Address 2:   
Address 3:   
Town:   
County:   
Postcode (if known):

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.

1. 2nd ASH AT END OF DRIVEWAY - CROWN REDUCE 30-40%.  
2. SMALLER ASH FURTHER DOWN GARDEN ON LEFT HANDSIDE - FELL

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

[Empty box for identification and description of trees and works]

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: 866-18123.

### 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:

Date (DD/MM/YYYY):

(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:
<input type="text"/>	<input type="text" value="01954 252107"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

### 12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text" value="01954 250338"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
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Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

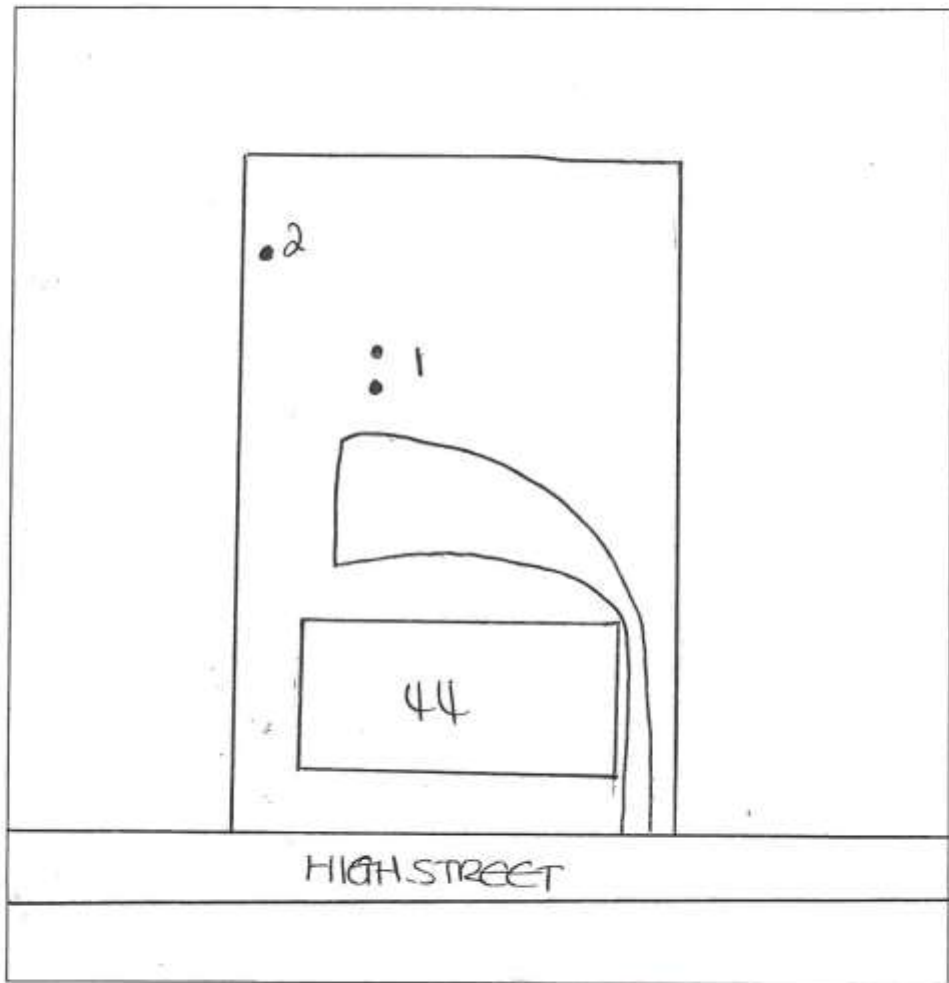
(Please see guidance notes)



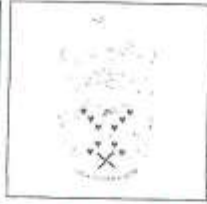
**EASTERN LANDSCAPE SERVICE LIMITED**

**SITE PLAN**

*Our Reference: 44 High Street, Cottenham, CB24 8SA*  
*Ref: 866-18123*



County Council  
27 JAN 2011



10855  
 South Cambridgeshire District Council

C/11/40/020  
 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.

NB Letters  
 TO ~~2~~ 41

Town and Country Planning Act 1990 BF 11/15  
 PC 18/2

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Postcode: CB24 8SA

**2. Agent Name and Address**

Title: MR First name: TIM

Last name: HEWITT

Company (optional): EASTERN LANDSCAPE SERVICES LTD

Unit: [ ] House number: 27 House suffix: [ ]

House name: [ ]

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1: BIRCH TREE IN GARDEN OF NO 41 (ON LEFT HAND SIDE - OVERHANGING THE REAR GARDEN OF THE OFFICE AT NO 39) - CROWN REDUCE 50%, RETAINING LOW CANOPY AS SCREENING.

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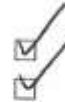
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(see Question 7)

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ON BEHALF OF EASTERN  
LANDSCAPE SERVICE LTD.

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<input type="text"/>	<input type="text"/>	

Email address (optional):

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Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

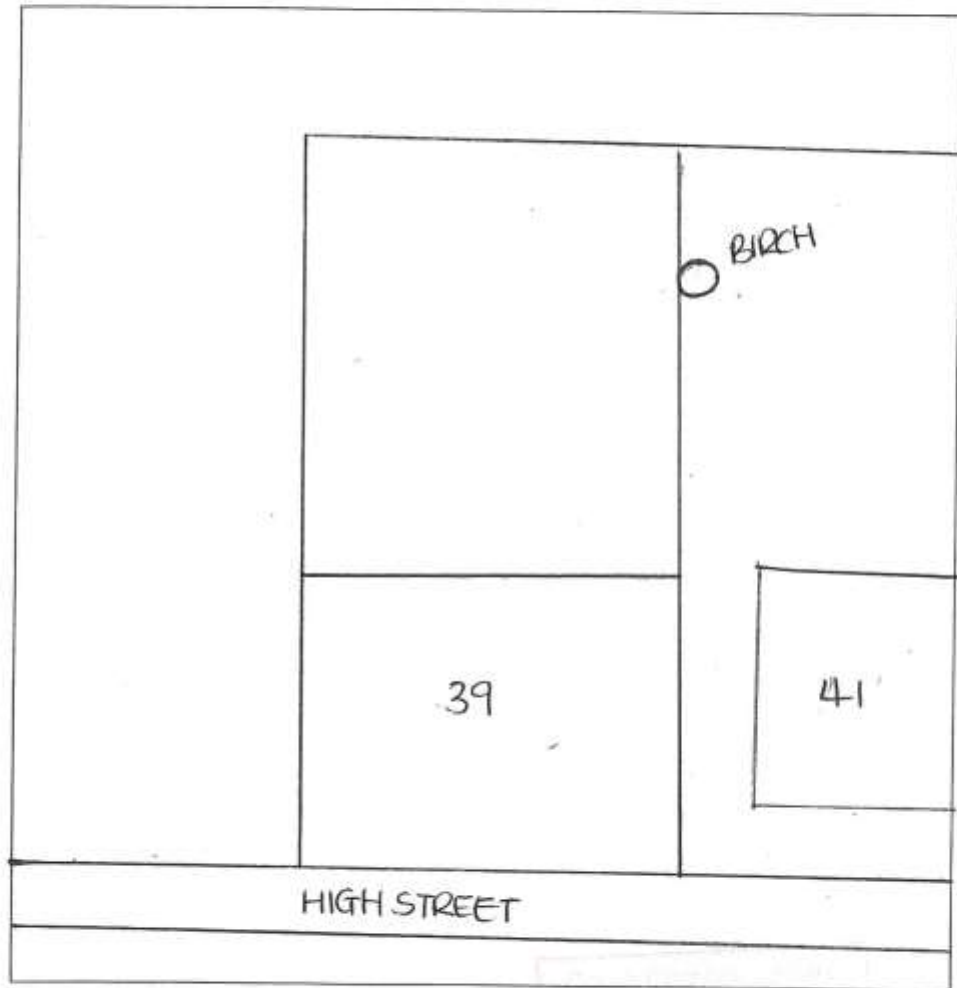
Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

**EASTERN LANDSCAPE SERVICE LIMITED**

SITE PLAN

*Our Reference: 39 High Street, Cottenham, CB24 8SA*  
*Ref: 866-18124*



27 JAN 2013