

COTTENHAM PARISH COUNCIL

AGENDA REPORTS PACK

PLANNING COMMITTEE

19th MARCH 2015

Item 15P/040.

Cottenham Parish Council – Planning Minutes
Held in the Village Hall, Lambs Lane, Cottenham
On Thursday 5th March 2015 at 7.30

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

15P/028. Chairman’s Introduction and Apologies – Apologies accepted from Cllrs Collier (awards ceremony), Heydon (personal), Leeks (personal), McCarthy (illness) and SCDC Cllr Harford (awards ceremony).

15P/029. Any Questions from the Public or Press – Standing orders to be suspended – None present.

15P/030. Declarations of Interest *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* Cllr Richards arrived at 7.32pm. Cllr Berenger declared a non-pecuniary interest in item 15P/033. Cllr Richards declared a non-pecuniary interest in application S/0383/15/FL but will take no part in any discussions.

15P/031. Minutes – to resolve that the minutes (circulated to members) of the Committee meeting held on 5th February be signed as a correct record. Minutes amended to add Cllr McCarthy to list of attendees. Application S/0272/FL comments were amended to say ‘CPC feels obligated to refuse due to SCDC policy HG4’ and the rest of sentence was removed. Resoluution that the minutes of the meeting held on 5th February be signed as a correct record. **RESOLVED.**

15P/032. Planning Applications for consideration

- S/0283/15/FL– Replacement of two poultry sheds, Cottenham Farm, Broad Lane, Cottenham. CPC recommends approval. **APPROVED.**
- S/0383/15/FL – Single storey porch, office and bay window to front, 41 Dunstal Field, Cottenham. CPC recommends approval. **APPROVED.**

Withdrawn

- **S/3014/14/FL** – two storey rear extension to dwelling house, 15 New Town, Cottenham. NB: it was noted that the SCDC Officer’s comments mirrored those of CPC.

15P/033. Millfield appeal – To receive update following the recent HC Moss planning appeal hearing. Cllrs Morris and Nicholas attended the hearing on behalf of CPC. It was a very thorough review by the Inspector. County Highways referred to a government document which catagorised the access as ‘severe’. HC Moss have offered to fill the potholes when they deemed necessary. They also submitted an incomplete S106 agreement which the Inspector wasn’t happy with. Tenants raised concerned about the timescales of possibly having to move out. The evidence presented by residents was very high quality. We now have to wait for the outcome of the hearing. Cllrs Morris and Nicholas were thanked for their attendance.

15P/034. Affordable Housing – To consider attendance at CLT event in Stretham on 26th March (free event). Cllr Morris already attending. Cllr Collinson expressed an interest. Clerk to book place accordingly.

15P/035. Date of next meeting – 19th March. Cllrs Richards and Young gave their apologies.

15P/036. Close of meeting – 8.07pm.

Signed _____ (Chair) Date _____

Item 15P/041.

- [S/0440/15/FL](#) – Replacement Building for MOT Testing Facility, The Garage, Smiths Path, Cottenham
- [S/0461/15/FL](#) – Extensions, 98 Rooks Street, Cottenham
- [S/0441/15/FL](#) – Installation of amateur radio antenna mast (retrospective), 1 Woodlark Drive, Cottenham
- [S/0446/15/FL](#) & [S/0447/15/LB](#) – Conversion of Vacant Barn to Dwelling with Associated Amenity Space and Parking, The Olde Barn, 1A Morgans, Cottenham
- [S/0039/15/FL](#) – New access from B1049 Twentypence Road to serve existing dwellings. Existing access retained for fishing lakes, The Lakes, Twentypence Road, Cottenham
- [S/0453/15/FL](#) – Detached annexe, Ashton Farm, Church Lane, Cottenham
- [S/0529/15/FL](#) – Erection of single storey extension to rear of dwelling, 244 High Street, Cottenham

Decisions made by SCDC

Approvals

- [S/0116/15/FL](#) – Erection of a roof canopy to rear of dwelling, 83 Rooks Street
- [S/2857/14/FL](#) – Change of use from residential (dwelling) to dog grooming business, 67 Histon Road, Cottenham

Refusals

- [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

Item 15P/042. Parish Planning event

Cllrs McCarthy and Morris attended this session on 10th March.

Topics covered were:

- SCDC's design capability – mostly aimed at larger developments but they do get consulted by colleagues on many planning applications
- Guidance on heritage assets – mostly around Listed Building Consents and Conservation Area planning constraints and advice
 - Not much “heavy” enforcement, but solicitors increasingly challenge the legitimacy of unapproved developments during conveyancing which can lead to (renewable) notices to rectify with 3 years
 - Promoting a “local listing” of buildings of specific local interest, possibly suggest a link with Cottenham Village Society?
- Guidance on trees – Ian Lorman advising on the mechanics of Tree Preservation Orders, Hedgerow works and High Hedge (Leyandii) stuff; clarification of what must, can, and can't be done by whom
 - Mostly if notice is needed, how long that notice needs to be and what SCDC can do – e.g. a TPO - in response
 - Advice to contact Jay Patel (Ian Lorman's assistant) if we want more specific info etc. on applications
- Some stuff on compliance and enforcement – Charlie Swain assuring us that they can get tough, although he acknowledges that the processes can take a long time.
 - Charlie will soon be arranging a site-visit to the Gothic House and Old Labour Hall and will then advise what can be done; and yes they can do something about them.

Overall, a good mix of theory and practical work; although that might be because the Powerpoint was unavailable most of the time.

1/ UPVc is not acceptable in either the conservation area or in a listed building and planning permission should always be sought.

2/ Sealing front doors and moving them to the side is not allowed, although the ones in Cottenham might have been done decades ago.

3/ The normal fix is to insist on switching back to original style wooden windows when they are next replaced. And the same applies to the doors.

All of these however rely on us to notify the planning department if we see alterations being done that we know would not be allowed. If they are caught within 4 years of the alterations then they will take enforcement action immediately because it is an alteration without planning permission.

4/ Listed building and buildings within the conservation area have to apply for planning permission to erect a satellite dish or other aerial's whether they will be visible from the conservation area or not. Pubs and flats are also included in this.

Item 15P/043. S215 enforcement

SCDC Principal Planning Enforcement Officer, Charlie Swain, has been contacted for advice regarding concerns about the current safety of Gothic House (render on front of building) and the untidy nature of the Old Labour Hall (overgrown garden). He is investigating and will provide further details of whether an S215 notice or a Repairs & Urgent Works Notice can be served.