

COTTENHAM PARISH COUNCIL

AGENDA REPORTS PACK

PLANNING COMMITTEE

22nd JANUARY 2015

Item 15P/004.

Cottenham Parish Council Planning Meeting Minutes

Held in the Village Hall, Lambs Lane, Cottenham
On Thursday 18th December 2014 at 7.30

Present: Cllrs Berenger (Chair), Collinson, McCarthy, Nicholas and Jo Brook (Clerk)

14P/258. Any Questions from the Public or Press – Standing orders to be suspended – None present. Cllrs Collier and Richards arrived at 7.31pm. Apologies received from Cllrs Heydon (holiday), Morris (business) and Mudd (illness).

14P/259. Standing Orders re-instated - Chairman's Introduction and Apologies

14P/260. Declarations of Interest *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* None.

14P/261. Minutes – Resolution that the minutes (circulated to members) of the Committee meeting held on 4th December be signed as a correct record. **RESOLVED.**

14P/262. Planning Applications for consideration

- 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. Concerns raised over the right of access from no. 15 and that there was no turning circle without this consent. The right of access would need to be in perpetuity. No concerns regarding changes to the house. CPC recommends refusal until there is a guarantee of the right of access in perpetuity. **REFUSED.**

Tree Orders

- Land to the rear of 5 High Street and church car park, Cottenham – Sycamore close to boundary – sectionally dismantle to ground level. It was noted that no reason for the removal of the tree was mentioned. Subject to comments from Trees Officer.

Decisions made by SCDC

Approvals

- S/2440/14/FL – Demolition of conservatory. Two storey rear extension and single storey lean-to and infill rear extensions, 24 High Street, Cottenham
- S/2481/14/FL – Garage conversion with new roof and porch, 70 High Street, Cottenham

Withdrawn

- S/2308/14/FL – Erection of dwelling following demolition of existing storage building, 40 Church Lane, Cottenham

14P/263. Quarterly Committee report – Resolution to accept the quarterly Planning Committee report for the period October-December 2014. **RESOLVED.**

14P/264. Consultation on Cambridge Northern Fridge East Area Action Plan (AAP) – to consider response to this consultation (closes 2nd February 2015). Item deferred to 8th January. Clerk to send consultation link to Planning and Highways Committees.

14P/265. Date of next meeting – 8th January 2015.

14P/266. Close of meeting – 7.59pm

Signed _____ (Chair) Date _____

Item 15P/005.

- [S/2976/14/LD](#) – Certificate of lawfulness for existing 15m high radio antenna mast in rear garden, 1 Woodlark Drive, Cottenham
- [S/3014/14/FL](#) – 2 storey rear extension to dwellinghouse, 15 New Town, Cottenham
- [S/2876/14/FL](#) – Erection of 2 storey extension to rear of dwelling and single storey extension to front, 59 Coolidge Gardens, Cottenham
- [S/2744/14/VC](#) – Variation of Condition 2 (Approved Plans) and 5 (Windows) of Planning Consent S/0969/12/FL for Dwelling and Carport, Rear of 64 Rampton Road, Cottenham

Approvals

- [S/2501/14/FL](#) – Dwelling and access (revised), 71 High Street, Cottenham

Rejections

- [S/2544/13/FL](#) - Appeal decision: change of use from A1 (retail shop) use to a traditional fish and chip takeaway (class A5) use, 288 High Street, Cottenham

Item 15P/006.

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 run for eight weeks from 8 December 2014 until 2 February 2015.

<https://www.scambs.gov.uk/cnfeaap>

Item 15P/007.

Consultation 'Should SCDC use article 4 directions to help retain village pubs?'

SCDC are seeking views concerning the proposed use of article 4 directions to help retain village pubs. Article 4 directions could be used to withdraw the permitted development rights which currently allow their conversion to other uses such as retail or offices or for their demolition. An article 4 direction does not prevent the development but does require planning permission for the development to be obtained first.

SCDC will use the results of the consultation to help us decide whether we should use article 4 directions to provide an additional safeguard for village pubs and to which pubs specifically they could be applied.

What is an article 4 direction?

Article 4 directions allow the local planning authority to withdraw permitted development rights which would otherwise apply. At present a pub can change its use to a shop or an office, for example, without the need to seek planning permission. An article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained for that development.