

AGENDA REPORTS PACK

PLANNING COMMITTEE

2r3^d JULY 2015

Item 15P/110.



Minutes of the Planning Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 9th July 2015 at 7.30pm**

Present: Cllrs Morris (Chair), Berenger, Collinson, Heydon, McCarthy, Nicholas. Assistant Clerk (Sam McManners)

- 15P/098. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Collier (illness), Richards (meeting), Mudd (illness), Young (meeting), Clerk (illness)
- 15P/099. Any Questions from the Public or Press** – no public or press present
- 15P/100. 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 received.
- 15P/101. Minutes** – to resolve that the minutes (circulated to members) of the Committee meeting held on 18th June be signed as a correct record. Date of Next Meeting corrected to 9th July 2015, **RESOLVED**
- 15P/102. Planning Applications for consideration**
- **S/1029/15/FL** – Two storey and single storey rear extension, new front porch and insertion of a first floor side window, 27 Lambs Lane, Cottenham –**APPROVED 22nd June 2015**
 - **S/1480/15/FL** – Dwelling and garage, land r/o 143 High Street, Cottenham - Considered improvement to area and non-invasive. CPC recommends approval. **APPROVED**
 - **S/1248/15/FL** – Erection of 4 dwellings, Land north west of 14 Ivatt Street, Cottenham – Cllr Nicholas outlined previous planning applications. Concerns of current application: Highways safety – additional traffic on a narrow street with access to High Street, no provision for affordable housing, outside of village framework, no justification for considered exception, plan is contrary to policy DP/2 section f) *incompatible in terms of mass*; 4 houses would be intensification of the site. CPC recommends refusal. **REFUSED**
 - **S/1473/15/FL** – Installation of condenser units, 145 High Street, Cottenham (Shaun's Newsagents) – CPC recommends approval, upon condition to keep noise to a level of 42db consistent with unit specification. **APPROVED**
 - **S/1544/15/FL** – Front porch, 59 Victory Way, Cottenham - CPC recommends approval. **APPROVED**

Decisions made by SCDC

Approvals

- **S/1035/15/OL** – Installation of external insulation to front of property, 127 Histon Road, Cottenham
- **S/0989/13/AD** – Parts 1 & 2 (replacement aluminium tray panel with trough lighting to the front elevation and the hanging sign +2 advertisement signs), 222 High Street Cottenham (Co-op pharmacy)
- **S/0993/15/FL** - Replacement and enlargement of existing rear dormer window and construction of rear timber framed balcony, 62 Rampton Road, Cottenham

Refusals

- **S/0989/13/AD** – Parts 3 & 4 (aluminium tray panel with trough lighting on the side (north) elevation and replacement vinyl graphic), 222 High Street Cottenham (Co-op pharmacy)
- **S/0979/15/OL** – 2 dwellings, Land adjacent to 14 Ivatt Street, Cottenham

- 15P/103. Consultation response** – to consider a response to consultation on the revision of Cambridgeshire's Strategy for Flood Risk Management (closing date 14th July). - Proposed response circulated prior to meeting. Cllr Morris outlined reasoning of flood management strategy – change all occurrences of 'I' to '*Cottenham Parish Council*' or '*we*' throughout. Question 1, Objective 1: no amendments. Question 2, Objective 2: answer No, no amendments to text, Question 3, Objective 4: insert after tutorial '*on how development*'. Question 4: Add to paragraph 2 '*Early delivery of flood mitigation measures is essential during construction of a major development project (eg Northstowe) to reduce local flood risk*' and add '*Delegation to a third party management company causes particular concern, processes need to be more specific and are in place and **legally enforceable***'. Question 5: no amendments, Question 6: no amendments. Resolution that Cllr Morris to complete and return. **RESOLVED**
- 15P/104. Planning enforcement** – to review recent changes to signage and vinyl graphics at Costcutter – Cllr McCarthy. To request visit from Planning Enforcement Officer; appears inconsistent with national strategy (Development Affecting Conservation Areas, Supplementary Planning Document January 2009, Chapter 5, Advertisements and Signage refers).
- 15P/105. Waterbeach Neighbourhood Plan** – to consider comments on the proposals for Waterbeach Neighbourhood Area (response required by 24th July) – Cllr Mudd (absent) – Cllr Morris to circulate link to proposed plan, comments should be made to Cllr Morris **before** next planning meeting (deadline for response 5pm 24th July 2015) – defer to next meeting.
- 15P/106. Date of next meeting** – 23rd July 2015
- 15P/107. Close of meeting** – 8.40pm

Signed _____ (Chair) Date _____

Item 15P/111.

Planning Applications for consideration

- [S/1375/15/FL](#) – Two storey rear extension, single storey infill extension and internal alterations, 44 Corbett Street, Cottenham
- [S/1375/15/LB](#) – Two storey rear extension, single storey infill extension and internal alterations, 44 Corbett Street, Cottenham
- [S/1721/15/FL](#) – First floor rear extension, 15 Histon Road, Cottenham

Withdrawn

- [S/1247/15/FL](#) – First floor extension above garage to provide Au Pairs accommodation, 42 Rampton Road, Cottenham

For information only

- [S/1480/15/FL](#) – Dwelling and garage, land r/o 143 High Street, Cottenham – Revised site edged red to include access.

Your Area Your Say

Waterbeach Neighbourhood Plan



Waterbeach Parish Council has made an application to South Cambridgeshire District Council to designate a Neighbourhood Area, for the purposes of developing a Neighbourhood Plan.

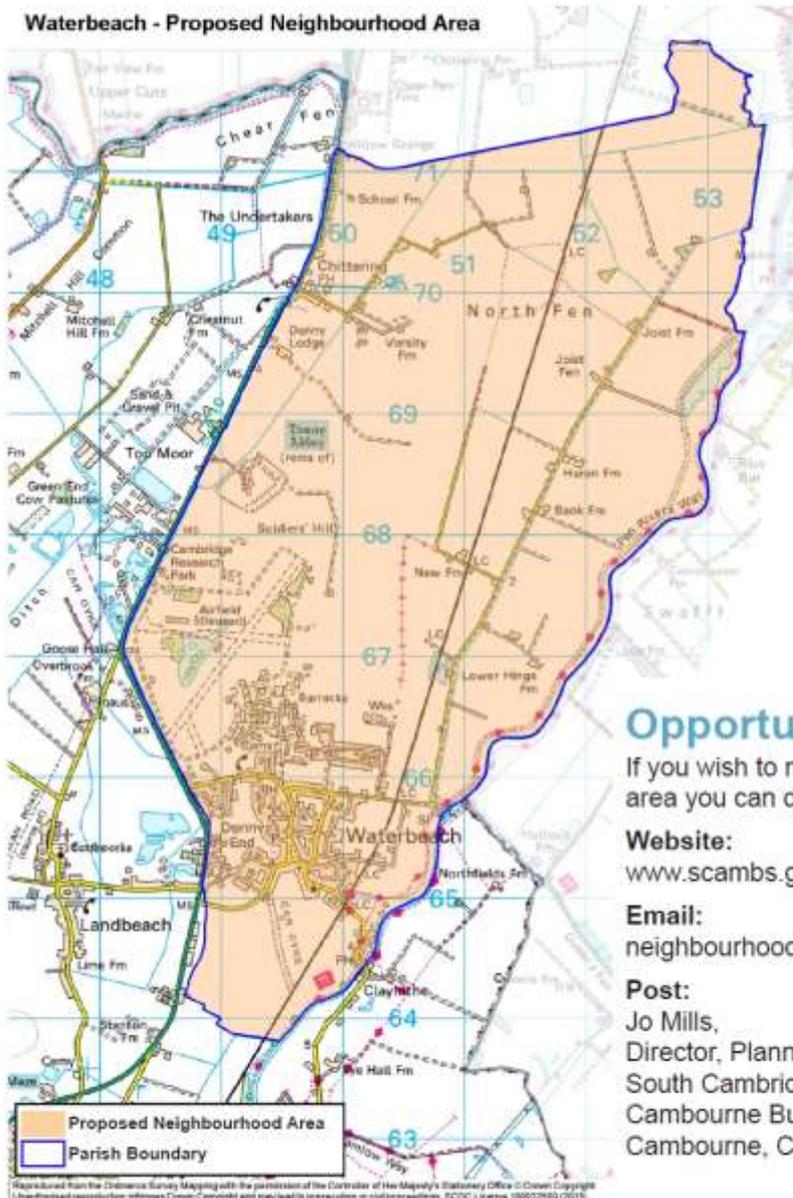
What is a Neighbourhood Plan?

A community-led initiative giving communities power to prepare a planning document that

includes a shared vision for their neighbourhood. These plans can set out policies on the development and use of land in a parish or 'neighbourhood area' and have formal weight in deciding planning applications.

For Waterbeach the proposed neighbourhood area is the same as the parish.

Waterbeach - Proposed Neighbourhood Area



Opportunity to comment:

If you wish to make comments on the proposed area you can do so via:

Website:

www.scambs.gov.uk/neighbourhood-planning

Email:

neighbourhood.planning@scambs.gov.uk

Post:

Jo Mills,
Director, Planning & New Communities,
South Cambridgeshire District Council,
Cambourne Business Park,
Cambourne, Cambridge, CB23 6EA

**Comments should be received no later than 5pm
Friday 24 July 2015**

NB: The application by Waterbeach Parish Council can be viewed on our website on the Neighbourhood Planning page - <https://www.scambs.gov.uk/neighbourhood-planning> This link also has more general information about neighbourhood planning.

Item 15P/113. Report from Parish Planning Forum

Robert Turner (PfH for Planning) introduced and chaired the meeting.

Gemma Barron outlined the Patch Manager role for improved communication with Parish Councils; Kathryn Hawkes is our Patch manager.

One service offered we might choose to pick up is facilitating inter-PC joint approaches to, say flood risk or youth provision.

Kathryn Hawkes outlined the Community Right to Bid which gives some protection over changes of use for assets of community value.

Typically applies to the last pub in a village but could apply to a Post Office.

Caroline Hunt gave an update to the Local Plan fiasco.

SCDC expect consultation on the revised plan in October / November; resubmission in February 2016.

I suggested that, given the difficulty of demonstrating a 5-year housing supply and the ratchet that continually moves the goalposts, this Local Plan may never be adopted.

I also asked why no one had put their hands up to suggest that taking forward a joint approach with Cambridge City, relying locally on big developments, was too risky to depend on.

I also emphasised the challenges this hiatus is placing on villages like ours faced by predators of the power of near-irresistible forces like Gladman.

I also suggested, To Robert Turner's embarrassment, that SCDC now has a conflict of interest where, by taking a softer line with Gladman, they could ease their path to a 5-year supply.

Only sympathy and encouragement to negotiate seem to be available from Jo Mills

Tony Piece outlined some changes to the Planning system and interaction with Parish Councils

They are adopting a new system in an endeavour to reduce dependence on paper – more news in the Autumn with training sessions planned in the Spring.

They are struggling with recruitment of Planning Officers, partly due to competitive recruitment pressure from the private sector.

James Fisher outlined some changes related to s106 and CIL

The Local Plan mess has delayed transfer to CIL

Pooling of s106 contributions from several projects is no longer possible which may lead to complete loss of contributions unless realistic proposals, (preferably on-site!) can be found.

More on this in an "infrastructure" session I'll attend next week.

Caroline Hunt mentioned a seminar in September or October for PCs involved in developing Neighbourhood Plans.

Some SCDC presentations should be available soon.

Item 15P/114. Assets of Community Value

Letter received from CAMRA:

Pubs play a key role in the social cohesion of many communities but sadly many pubs are being lost. 2014 research showed 29 pubs a week are closing across the country. In many cases the local community had little or no warning of what was about to happen. It's not just non-viable pubs that are under threat. Many valued community pubs that could be run profitably are being converted to shops, restaurants or some other uses without the need for planning permission. The Campaign for Real Ale (CAMRA) believes that no viable and valued pub should be lost without it going through the planning system thereby giving the local community the chance to state their views.

A recent change in planning law that took effect in April means that any pub listed as an Asset of Community Value (ACV) now cannot be demolished or converted to any other use without planning permission having been obtained. CAMRA believes that communities should have their pubs listed as ACVs to prevent unregulated losses.

Although South Cambridgeshire District Council held a public consultation last year on the use of Article 4 Directions (A4D) to prevent pub losses without planning permission it isn't yet clear how extensively they will use A4Ds now that the planning law change gives this protection to ACV listed pubs.

It is relatively easy for parish councils to get their pubs listed as ACVs. There are currently nineteen South Cambridgeshire pubs listed as ACVs, in the majority of cases they were nominated by the parish council. Grantchester Parish Council had all four of its pubs listed as ACVs. I would urge Cottenham Parish Council to discuss having the Chequers, the Hop Bind, the Jolly Millers and the Waggon & Horses all listed as ACVs. It won't completely prevent the possibility of changes of use but it will regulate it through the planning system.

There is advice and information on listing pubs as ACVs on South Cambridgeshire District Council's website <https://www.scambs.gov.uk/community-right-bid> CAMRA can also help. We have advice on our national website <http://www.camra.org.uk/list-your-local> and are also willing to help at branch level.

Could you please pass this on to Cottenham Parish Council.

Alistair Cook
Pubs Officer - Cambridge & District CAMRA