

AGENDA REPORTS PACK

PLANNING COMMITTEE

9th JULY 2015

Item 15P/101.



Minutes of the Planning Meeting

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 18th June 2015 at 7.30pm**

Present: Cllrs Mudd (Chair), Bolitho, Collinson, McCarthy, Morris, Nicholas, Young & Jo Brook (Clerk) and Sam McManners (Assistant Clerk)

- 15P/089. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Berenger (personal), Collier (meeting), Heydon (holiday).
- 15P/090. Any Questions from the Public or Press – Standing orders to be suspended** – Resident spoke regarding S/1247/FL and read out an extract of a letter which he'd sent to CPC. His property is approximately 5ft below the neighbouring property due to being on a hill. Concerns raised regarding the impact on privacy and light. A line of sight would be created into the living areas and bedrooms and will also impact on an extension he is building which already has planning permission. Considerable shadowing will be created across his garden by the proposed development. It was clarified that this shadow would be in the afternoon.
- 15P/091. 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/092. Minutes** –Resolution that the minutes (circulated to members) of the Committee meeting held on 4th June be signed as a correct record. **RESOLVED.**
- 15P/093. Planning Applications for consideration**
- **S/1106/15/FL** – Rebuilding outbuildings to form car lodge, sheds and annexe, 294 High Street, Cottenham – This is the second part of an application heard at a previous meeting. Objection received from a resident in Lacks Close. No access has been shown on the plans. Concerns raised over the annexe use and forming of an independent building. Also acknowledged however that it would put the buildings back into use. CPC recommends approval subject to the condition that it remains as an annexe. **APPROVED.**
 - **S/1195/15/FL** – Replace existing garage with 3 bay oak framed garage, 30 High Street, Cottenham – This was considered an improvement. CPC recommend approval. **APPROVED.**
 - **S/1196/15/LB** – Replace existing garage with 3 bay oak framed garage, 30 High Street, Cottenham – as above.
 - **S/1304/15/FL** – Single storey rear extension, 209 High Street, Cottenham – Standing Orders suspended at 8.25pm. Mr Greavett spoke to give further details of the application. Want to be able to use the room year round. It was confirmed that the existing utility will remain as it currently is. Cllr Collinson highlighted an error on the elevation drawings. Standing Orders reinstated 8.29pm. CPC recommends approval. **APPROVED.**
 - **S/1247/15/FL** – First floor extension above existing garage to provide au pairs accommodation, 42 Rampton Road, Cottenham – Cllr Collinson highlighted that with the development being to the rear it is quite significant with a considerable degree of overlooking. No. 42 stands very high and the existing ridge height of the garage is the same as no. 40's eaves. The proposed development is overbearing due to the rise in the land and would greatly overshadow the garden of no. 40. Cllr Young queried whether being an independent property it should be looked at as a new development rather than a household application; it doesn't meet the SCDC criteria for a householder application. If such then it would also overlook no. 42 itself. No mention of change of use and currently there would be the opportunity for the proposed development to be used as a holiday flat

etc. Cllr Richards arrived at 7.50pm. The highways issues and the window could be dealt with under conditions but the overbearing nature and overlooking can't. Cllr Young queried whether the proposals met the SCDC design guide re. window distance. CPC recommends refusal due to: DP/3 2j (affect on residential amenity), overlooking, overbearing in size and shadowing of neighbouring property. It is a separate development and therefore the amenity of no. 42 should also be considered. **REFUSED.**

Decisions made by SCDC

Approvals

- **S/0900/15/OL** – Erection of detached dwelling and garage with access, 31 Histon Road, Cottenham
- **S/0758/15/FL** – Change of use to vehicle repair workshop, Unit E2, Brookfields Business Park, Twentypence Road, Cottenham
- **S/0738/15/FL** – Single storey extension to form garage, hot tub room and hobbies studio, 30 Telegraph Street, Cottenham – Clerk to check conditions.

15P/094. Consultation response – to consider a response to consultation on the revision of Cambridgeshire's Strategy for Flood Risk Management (closing date 14th July) – the report is over 100 pages in length. Cllr Morris said that some of the assets aren't on the plan. Working party formed consisting of Cllrs Collinson, Morris and Young. Suggested that input obtained from CCC Cllr Mason.

15P/095. Tree policy – to consider the production of a tree policy – Cllr McCarthy suggested that we undertake a survey to take steps to catalogue significant trees in the village with a view to highlighting those trees that should be protected. Cllr Bolitho said that the only tree planting at the moment appears to be by developers and it would be worth having a policy for planting fruit trees which are native to Cottenham. This could form part of the Neighbourhood Plan. Survey restricted to trees within the Conservation Area and visible from the main roads. Resolution that Tree Wardens undertake a tree survey and produce a policy document accordingly.
RESOLVED.

15P/096. Date of next meeting – 23rd July

15P/097. Close of meeting – 8.45pm.

Signed _____ (Chair) Date _____

Item 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
- [S/1480/15/FL](#) – Dwelling and garage, land r/o 143 High Street, Cottenham
- [S/1248/15/FL](#) – Erection of 4 dwellings, Land north west of 14 Ivatt Street, Cottenham
- [S/1473/15/FL](#) – Installation of condenser units, 145 High Street, Cottenham (Shaun's Newsagents)
- [S/1544/15/FL](#) – Front porch, 59 Victory Way, Cottenham

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

Item 15P/103.

Background:

Under the Flood and Water Management Act (2010) Cambridgeshire County Council has a duty to produce a strategy in partnership with key stakeholders involved in flood risk management. Cambridgeshire's Strategy for Flood Risk Management was written in 2012, and since then it has been an important tool in helping everyone understand and manage flood risk within the county.

The strategy is now due to be updated to reflect changes in legislation that have happened since 2012. The main updates are the inclusion of more accurate information on areas of significant risk from surface water flooding, and information on the County Council's new role as a statutory consultee in the planning process, in relation to surface water flood risk.

It is important that the updated sections of the strategy are developed in partnership with communities to enable us to make the best use of the limited resources we have available.

The Council has launched a public consultation that will run for six weeks from the **3rd of June 2015 to 14th July 2015** and is seeking your views on the content of the updated sections of the strategy. We are taking the strategy to as many forums as possible – such as local authorities, town and parish councils. We will also make the full strategy available on our web pages, in City and District Council offices, and in local libraries.

Once we have everyone's comments, we will update the relevant sections of the strategy and the action plan. The final version will be published at the end of the year.

Whether you live in an area at that is thought to be a risk of flooding, or not, your views are still important and we hope that you will take this opportunity to get involved and continue to shape the future of how we manage flood risk in Cambridgeshire.

Please take some time to fill in the online questionnaire by **14th July 2015**.

The draft strategy and online questionnaire can be found here:

http://www.cambridgeshire.gov.uk/site/custom_scripts/cons_details.aspx?ref=369

If you would like a copy of this document and/or the draft Strategy on audio cassette, Braille, large print or in other languages please contact us: telephone: 01223 703894, or email:

floodandwater@cambridgeshire.gov.uk

Other useful information related to Flood Risk Management

Maintenance of ordinary watercourses

Householders or businesses whose property is adjacent to a river or stream or ditch are likely to be riparian owners with maintenance responsibilities. If a property backs onto a river or stream then the owner is likely to be a riparian owner and own the land up to the centre of the watercourse. Riparian owners have a responsibility to maintain the bed and banks of the watercourse and ensure there is no obstruction, diversion or pollution of the watercourse. Full details can be found in Cambridgeshire County Council's 'The rights and responsibilities of a riparian owner'

http://www.cambridgeshire.gov.uk/downloads/file/336/riparian_owner_factsheet

Reporting flooding problems

Officers from risk management authorities are not in a position to know about every flooding incident that occurs, particularly those which do not lead to flooding within properties. However records of flood incidents which affected roads or entered the boundaries of properties are important to record. They can indicate that there has been extensive flooding from relatively regular rainfall events which would warn that the properties are at risk in more extreme rainfall events. This information is crucial in building up cases for flood defence and flood resilience schemes which will require strong evidence of the flood risk to properties. Flooding from overflowing drains and gullies can be reported to highways online:

<http://www2.cambridgeshire.gov.uk/HighwaysReports/Highways/ReportProblem1.aspx>

District and parish councils and community groups and residents in areas which suffer from non-urgent local flooding (i.e. from surface runoff, groundwater and ordinary watercourses) can report flood incidents online using Cambridgeshire County Council's interactive map.

https://www.cambridgeshire.gov.uk/site/xfp/scripts/xforms_form.aspx?formID=48&language=en

Funding flood risk management schemes

The County Council actively seeks grant funding to help fund flood risk management schemes that meet the Government's funding criteria. Some schemes will not meet the criteria set, but there are still opportunities to move these schemes forward. Under the Localism Act town and parish councils have been given the General Power of Competence, and can now spend money on flood alleviation schemes under the Section 137 limits. This means that parish councils can have a part to play in partnership funding contributions for flood alleviation schemes in the future. Town and parish councils are also able to apply for Public Works loans, at preferential rates, to enable them to contribute to more comprehensive flood risk management schemes.

Proposed response:

1. Objective 1: Understanding flood risk in Cambridgeshire

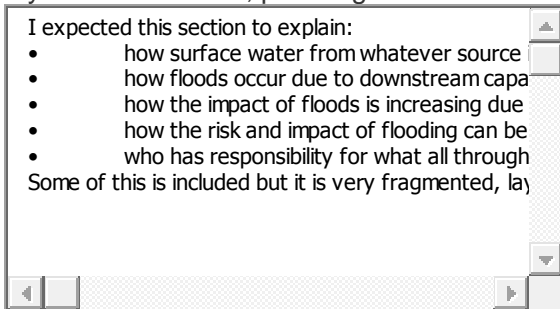
Objective 1 of the Strategy can be reviewed on pages 14 - 42 of the document. In summary, aims stemming from this objective are to:

- Gain an understanding of flood risk management in Cambridgeshire through existing studies, strategies and plans; and
- Reflect on the importance of flood risk management in the Fens and the role of Internal Drainage Boards.

Does this chapter provide you a sound understanding of flooding in Cambridgeshire? *

- Yes
- No

If you answered No, please give details on what else could be provided:



I expected this section to explain:

- how surface water from whatever source
- how floods occur due to downstream capacity
- how the impact of floods is increasing due
- how the risk and impact of flooding can be
- who has responsibility for what all through

Some of this is included but it is very fragmented, laying

This question requires an answer

I expected this section to explain:

- how surface water from whatever source is absorbed, evaporated or flows out to sea through the system of ditches, drains, rivers etc – a diagram would help
- how floods occur due to downstream capacity becoming inadequate through extreme weather, outpaced capacity by development or reduced capacity due to inadequate maintenance or equipment failure – an explanation of each factor and how and why each may be increasing or decreasing
- how the impact of floods is increasing due to increased development and higher property values with some idea of the rate of these changes
- how the risk and impact of flooding can be reduced through a variety of planning and engineering measures
- who has responsibility for what all through the system, especially in “my” area.

Some of this is included but it is very fragmented, laying off responsibility to a series of probably relevant but very accessible reports.

2. Objective 2: Managing the likelihood and impacts of flooding

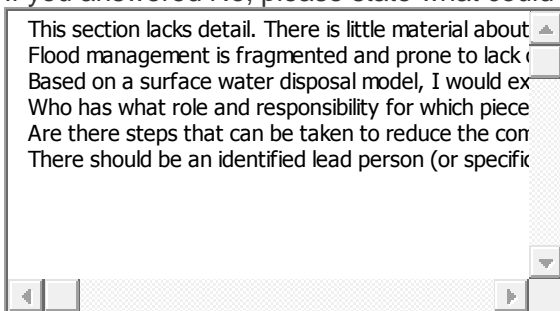
Objective 2 of the Strategy can be reviewed on pages 43 - 53 of the document. In summary, aims stemming from this objective are to:

- reflect on the importance of partnership working to carry out flood risk management work;
- Identify the key partners and stakeholders in flood risk management and what their roles are; and
- Highlight the work that is being undertaken to help manage the likelihood of flooding.

Is the criteria for investigating flood incidents clear? *

- Yes
- No

If you answered No, please state what could be added to make them clearer:



This section lacks detail. There is little material about
Flood management is fragmented and prone to lack of
Based on a surface water disposal model, I would expect to find an explanation:
Who has what role and responsibility for which piece of the puzzle – actually connect these, rather than
Are there steps that can be taken to reduce the complexity? There must be too many cooks involved,
There should be an identified lead person (or specific phone number) for every segment of the flow
chain whatever agency they belong to.

This question requires an answer

This section lacks detail. There is little material about likelihoods of flooding in particular areas due to particular causes.

Flood management is fragmented and prone to lack of coordination which a 130 page report is unlikely to solve beyond “we have a flood management strategy document on shelf 232 of our library”.

Based on a surface water disposal model, I would expect to find an explanation:

Who has what role and responsibility for which piece of the puzzle – actually connect these, rather than list of generic duties and a list of agencies “who must work together”, especially where some of those agencies (and householders) have not had responsibilities before.

Are there steps that can be taken to reduce the complexity? There must be too many cooks involved, especially when it is not clear which cook is preparing or repairing which piece of the dish.

There should be an identified lead person (or specific phone number) for every segment of the flow chain whatever agency they belong to.

3. Objective 4: Ensuring appropriate development in Cambridgeshire

Objective 4 of the Strategy can be reviewed on pages 59 - 69 of the document. In summary, aims stemming from this objective are to:

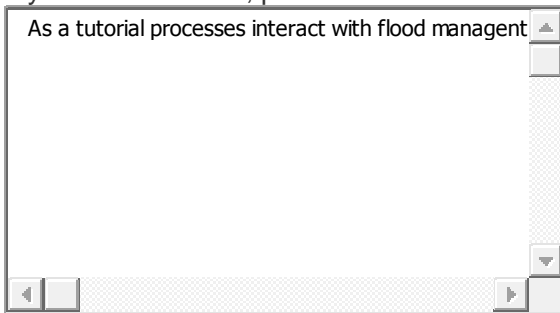
- Discusses how flood risk management is considered in housing developments in Cambridgeshire;
- Details the role that Cambridgeshire County Council will have in planning for Sustainable Drainage systems; and
- Highlight the work that Cambridgeshire County Council is doing around managing consenting for works on ordinary watercourses.

Does this chapter provide clear information about the relationship between local flood risk management and the planning system? *

- Yes
- No

If you answered No, please state what could be added to make them clearer?

As a tutorial processes interact with flood managent



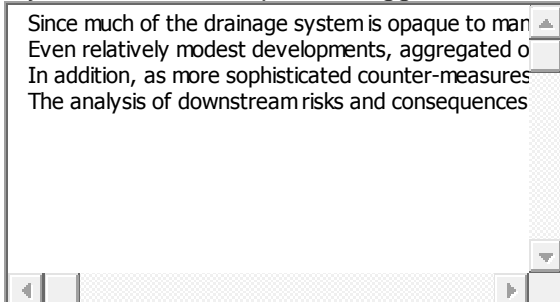
This question requires an answer

As a tutorial processes interact with flood managent at a general level it is good and reasonably concise.

4. Do you think that local flood risk management and the planning system support each other to deliver appropriate development in Cambridgeshire? *

- Yes
- No

If you answered No, please suggest how to improve:



Since much of the drainage system is opaque to man
Even relatively modest developments, aggregated o
In addition, as more sophisticated counter-measures
The analysis of downstream risks and consequences

This question requires an answer

Since much of the drainage system is opaque to many participants in the planning process and there are already significant doubts about parts of the system, simple rules intended to ensure run-off is “no worse than before” are not enough.

Even relatively modest developments, aggregated over time, are likely to overwhelm older or poorly-maintained parts of the system at some future date. Older settlements like Cottenham are especially prone to this effect when infill developments rely on older downstream drainage which has, almost inevitably, deteriorated over time.

In addition, as more sophisticated counter-measures are deployed to attenuate run-off and responsibility for these measures passes to Parish Councils or even individuals the risk of deterioration increases significantly.

The analysis of downstream risks and consequences commissioned to support all but the smallest development applications has to be made progressively more thorough as the development scale increases. Simple generic s106 financial provisions are not adequate without the specific mitigation measures being costed and planned for implementation within a realistic timescale.

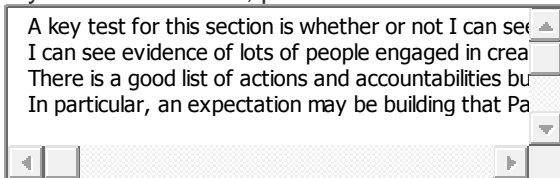
5. Cambridgeshire's Objectives and Actions

The Objectives and actions section of the Strategy can be reviewed on pages 85 - 106. In summary, this section details the specific measures that are being undertaken by key partners to reduce flood risk in Cambridgeshire.

Are the proposed actions clear? *

- Yes
- No

If you answered No, please state what could be added to make them clearer?



A key test for this section is whether or not I can see
I can see evidence of lots of people engaged in crea
There is a good list of actions and accountabilities bu
In particular, an expectation may be building that Pa

This question requires an answer

A key test for this section is whether or not I can see what is being planned to protect my community. On that test, it fails.

I can see evidence of lots of people engaged in creating lots of reports that may or may not be relevant but those reports focus on particular areas with little sense of how they join up.

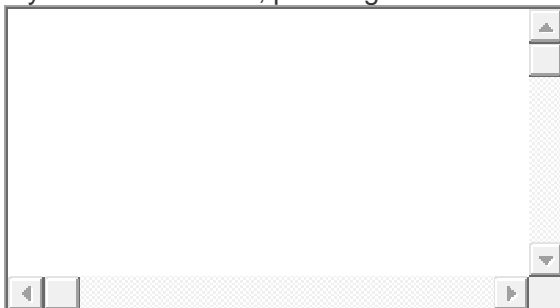
There is a good list of actions and accountabilities but they lack specificity (what number do I contact in Cambridgeshire County Council, which IDB should I contact?) and transparency (if completed, why is there no link? If ongoing, why is there no link to a draft and an expected completion date?)

In particular, an expectation may be building that Parish Councils take a more direct role in flood management. It has to be pointed out that many will not qualify for powers of competence or be able or willing to raise the considerable funding involved in flood defence if the increased risk is caused by ill-considered development upstream.

6. Are there any other actions that we should consider? *

- Yes
- No

If you answered Yes, please give details:



As written the document is less a strategy for dealing with a challenge than a progress report on to be checked by a government civil servant on behalf of his or her minister. It is of little help or reassurance to an individual or Parish Council concerned about the protection of their neighbourhood.

It needs a clearer mapping of who is accountable for each segment of the chain in a particular community, more open access to work that is being planned to improve a particular area and actual implementation dates.

7. Any other comments

Do you have any further comments you would like to add on the Strategy?

8. About You

The following section asks you about yourself. All information provided by you remains completely confidential, however if you do not feel comfortable providing us with any of this information, it is not mandatory.

What is your age?

- Under 16
- 16 to 24
- 25 to 44
- 45 to 64
- 65+
- Prefer not to say

9. Are you male or female?

- Male
- Female
- Other / Prefer not to say

10. If you would like to be contacted directly with the results of this survey and when the refreshed Strategy is published, please enter your contact details below:

Name

Postal Address

Email address

Telephone

11. What is your home postcode? This is helpful to us as we can be sure we have reached a range of local views have been considered.

12. Is your use of the internet impeded by any of the following?

- Vision impairment
- Hearing impairment
- Mobility difficulties
- Cognitive or learning difficulties
- None of these
- Prefer not to say

13. The results of the survey will be published online in due course. If you would like to be notified when they are available please enter your e-mail address in the box below:

clerk