

Planning Committee Meeting Minutes

Held in the Village Hall, Cottenham on **Thursday 18th August 2016 at 7.30pm**

Present: Cllrs Morris (Chair), Collinson, Graves, Nicholas, Ward and Assistant Clerk

In attendance: 1 member of the public

16P/138. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (personal), McCarthy (holiday), Mudd (holiday), Richards (personal) and Clerk (holiday).

16P/139. Any Questions from the Public or Press – Standing orders suspended at 7.30pm. S/1963/16/FL & S/1964/16/LB - Resident outlined original planning application for 5 en-suite bed and breakfast rooms and to create staff accommodation in loft conversion. Original application was turned down as being not in keeping with original building. New application replaces existing flat roof with pitched roof to give access into loft space – planning officer advised installing internal staircase; but this would take up one of the bedrooms, so external staircase more suitable. Residents reiterated that no external walls are to be changed. Cllr Nicholas asked whether pre planning advice had been taken. Resident replied YES. Standing orders reinstated 7.36pm.

16P/140. To accept Declarations of Interest and Dispensations - None received.

16P/141. Minutes – to resolve that the minutes of the Committee meeting held on 4th August be signed as a correct record. **RESOLVED.**

16P/142. Planning Applications:

- **S/1963/16/FL & S/1964/16/LB** – Pitched roof extension to form stairwell access to proposed loft conversion for additional accommodation along with internal alterations, The Chequers, 297 High Street, Cottenham. Standing orders suspended at 7.41pm – resident clarified that (in this instance) “external” means outside of original building, parallel to existing. Standing orders reinstated 7.42pm. Cllr Nicholas said plans were in keeping with listed building. Standing orders suspended at 7.43pm. Cllr Ward queried as to whether materials proposed were consistent with current materials. Resident replied YES. Standing orders reinstated 7.44pm. Cllr Collinson stated that listed buildings evolve over time, and it certainly wouldn't have had a flat roof. The plans do not affect façade and are very sensitive and imaginative and are an improvement. Historic integrity maintained. Cllr Nicholas said that the structure is not changed. **APPROVED** – with supporting statement: We welcome the proposal for the sensitive improvement to the building which we believe will enhance the long term viability of the building and the business whilst maintaining the Chequers as a valuable asset to Cottenham. Resident left at 7.48pm, Cllr Young arrived 7.48pm.
- **S/0106/16/FL** - Retention of extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham. No further comments to add. (CPC recommended **REFUSAL** 3rd March 2016)
- **S/2037/16/OL** - Outline planning permission for the erection of a dwelling garage with some matters reserved except for access, land to the rear of 160 Histon Road, Cottenham. CPC recommends **REFUSAL** - the plot is on green belt, GB/C, GB/2.1 refer. Plot is surrounded on 3 sides by agricultural land.
- **S/1932/16/FL** – Single storey rear extension and garage conversion, 52 Denmark Road, Cottenham. Cllr Nicholas raised concerns that no pre application advice sought. **APPROVED**
- **S/1952/16/FL** – Two storey rear extension, 70 High Street, Cottenham. **APPROVED**

SCDC Decision Notices:

Approved

- **S/1217/16/FL & S/1218/16/LB** - Conversion of outbuildings to form an annexe, erection of a single storey extension to form en-suite to annexe and erection of a single storey store behind the garage, 333 High Street, Cottenham
- **S/1272/16/FL & S/1273/16/LB** – Extension and alteration, 109 High Street, Cottenham

- **S/3188/15/LD** – Single storey rear extension, 14 Courtyard Way, Cottenham
- **S/0880/16/PA** – Change of use from agricultural building to dwelling house, 144-146 Histon Road, Cottenham (prior approval not required)
- **S/3172/15/OL** – Proposed new 3 bedroom dwelling, 33 Telegraph Street, Cottenham
- **S/1114/16/FL** – Retention of condensing units to the rear of a Costcutter retail store, 288 High Street, Cottenham
- **S/1932/16/FL** – Single storey rear extension and garage conversion, 52 Denmark Road, Cottenham
- **S/1100/16/OL** – Demolition of existing music room (Previously a garage). Site for the erection of 2 bed bungalow and detached garage, Land rear of 129 High Street, Cottenham

Refused

- **S/0640/16/FL** – Outbuilding, 20 Histon Road, Cottenham

For information only:

- **S/1272/16/FL & S1273/16/LB** – Amendment: Proposed solid gate omitted and the existing 5 bar gate retained, 109 High Street, Cottenham

Tree Orders

82 High Street – Oak: fell – young tree growing too close to adjacent wall. Structural damage will occur if left to develop - **NO OBJECTIONS.**

- 16P/143. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement, report circulated prior to meeting. No further comments.
- 16P/144. Devolution** – consider response to consultation on devolution proposals by 23rd August – Cllr Morris outlined report circulated prior to meeting suggesting possible responses to the questions in the on-line survey. It was agreed that Councillors should respond individually due to differing opinions. Councillors (not at meeting) to be invited to make individual responses by 23rd August 2016, referring to notes from reports pack.
- 16P/145. Tenison Manor adoption** – consider the draft management plan for maintenance and calculation of commuted sum for transfer from Persimmon – Cllr Morris outlined report circulated prior to meeting covering progress towards adoption of the estate by Cambridgeshire County Council. A key issue is long-term maintenance of the remaining parts of the drainage and flood prevention system which CPC is prepared to take over provided it is brought up to an acceptable standard and a suitable sum is received towards its future maintenance. Resolution to seek a commuted sum equivalent to 15 x estimated yearly maintenance cost. **RESOLVED.**
- 16P/146. Village Hall** – Consider operational aspects of the new Village Hall – Cllr Morris outlined report circulated prior to meeting suggesting possible opening hours to include in the planning application. Discussion concluded with Mon-Thurs 6.30am to 10.30pm, Fri – Sat 6.30am to midnight, Sun and BH 8am to 10pm.
- 16P/147. Major developments** – Consider the circumstances, if any, that would justify an additional fact-finding meeting with a developer – Cllr Morris outlined report circulated prior to meeting. Following an earlier meeting to learn more about CCC's proposed housing development off Rampton Road, a separate meeting was recently arranged with County to discuss only the possible lease/purchase of 4th field following a CPC resolution. 1.5hrs before the evening meeting, CCC emailed a proposed agenda including further discussion of their development proposal with no mention of a Community Land Trust, as required in the CCC mandate from their General Purposes Committee. Cllr Morris, after consultation with the Clerk, therefore cancelled meeting. As there has been significant material change to County's proposed application (300 houses down to 156), CPC should consider inviting CCC to another meeting. Resolution to invite County to another meeting to discuss possible development of County land especially within 800m of the centre of Cottenham, implications for Cottenham Primary School, 4th field and use of a Community Land Trust. **RESOLVED.**
- 16P/148. Date of next meeting** – 8th September 2016
- 16P/149. Close of meeting** - 9.50 pm

Signed _____ (Chair) Date _____