

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 _____