

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 18th May 2017 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, Graves, Morris, Nicholas, Wilson, Young and the Clerk

In attendance: Cllr Tim Wotherspoon (not a member of this Committee) and Philip Kratz (Birketts)

- 17P/087. Election of Chair** – Cllr Mudd was nominated by Cllr Morris and seconded by Cllr Young. Cllr Mudd duly elected.
- 17P/088. Chairman’s Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work) and Ward (personal).
- 17P/089. Any Questions from the Public or Press – Standing orders to be suspended** – None. Cllr McCarthy arrived at 7.32pm.
- 17P/090. 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. (NB this does not preclude any later declarations).* Cllr Wotherspoon declared a pecuniary interest in 17P/090 and will leave the room during discussions.
- 17P/091. Minutes** – Resolution that the minutes of the Committee meeting held on 4th May 2017 be signed as a correct record. **RESOLVED.** Items 17P/097 and 17P/098 brought forward.
- 17P/097. Motion to exclude press and public** – Consider the resolution to exclude press and public from the discussions related to item 17P/076 – Cllr Morris
It is hereby resolved in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted at Agenda item 17P/098 namely consideration of legal advice regarding applying for a Judicial Review of SCDC 23rd March Gladman decision it is advisable in the public interest that the Public and Press be temporarily excluded from this meeting and they are herewith instructed to withdraw. Persons invited to remain Cottenham Parish Councillors, staff employed by Cottenham Parish Council and Philip Kratz (Birketts). Proposed by Cllr Morris, seconded by Cllr Nicholas. **RESOLVED.** Meeting closed at 7.35pm.
- 17P/098. Judicial Review** – consider legal advice regarding applying for a Judicial Review of SCDC 23rd March Gladman decision – CLOSED ITEM. Meeting re-opened at 7.59pm.
- 17P/092. Planning Applications:**
- **S/1469/17/FL** – All weather surface equestrian riding arena, Paddock, Church Lane, Cottenham. It is believed that the water would drain into the ditch on Long Drive. Noted that the trees in the photo have already been removed. Application is CPC recommends approval. **APPROVED.**
 - **S/1547/17/FL** – Proposed external brick cladding, side extension and front porch, Western Holme Bungalow, Smithy Fen Engine Drive, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/1509/17/FL & S/1510/17/LB** - Renovate Dilapidated materials on first and second floor of existing 3 storey residential listed building also extension to existing garage, Pond Farm, 120, High Street, Cottenham. The comment in the D&A statement is incorrect; the property is within the Conservation Area. There are no historic photos of the house itself or any form of heritage statement with the application. Concerns about traffic safety re. extension to car parking. No details of what trees are to be removed to make way for the proposed garage extension. Plans are incorrect - the proposed floor plans show that the loggia is to be filled in however the proposed elevation plan is the same as the existing elevation plan (says proposed plan in bottom right of page but says existing against the elevations). There are no details given about the proposals for this infill. CPC recommends refusal. **REFUSED.** Reasons: Over extension (mass and scale) of garage in the setting of a listed building; Contrary to policy CH4 - must provide clear information to show the impact of proposals on a listed building; Contrary to 4.3 & 4.4 of the SPD on Listed Buildings. Should Officer be minded to approve we would like the application to go to Committee.
 - **S/1590/17/FL** – Single storey extension to front of house, 13 Pelham Way, Cottenham. CPC recommends approval. **APPROVED.**

SCDC Decisions

Approvals:

- **S/0634/17/VC** - Variation of Condition 2 (approved plans) of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham
- **S/0805/17/LD** – Proposed single storey rear extension, 33 Bulfinch Way, Cottenham
- **S/0836/17/FL** - Proposed two storey rear extension to form open plan kitchen/dining/family area with bedroom over, 242 High Street, Cottenham
- **S/0077/17/FL** - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham

Withdrawn:

- **S/0745/17/LB** - Repairing and upgrading the property, 307, High Street, Cottenham

17P/093. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Cllr Wotherspoon left the room at 8.33pm. Case 5/16 – Ian Lorman chasing. Case 6/16 – Andrew Dearlove meeting Enforcement tomorrow and will report back. Noted that garden wall is leaning. Case 7/16 – need to follow up. Case 2/16 – noted that large section of render missing. Cllr Morris said this was intentional and lots of work will be carried out in the near future. Case 4/17 – lorries still dumping on site; this has been reported to the Environment Agency. Clerk to send details of Enforcement Officer to Cllr Graves. Cllr Wotherspoon returned to the room at 8.43pm.

17P/094. Local Plan Consultation & Examination – Invitation to provide comment on Gypsy and Traveller Accommodation Assessment and the Councils' proposed modifications to the submitted Local Plans arising from it – Cllr Morris outlined. Standing Orders suspended 8.47pm. Cllr Wotherspoon said that in the needs assessment there was no further requirement for other sites. Definition of 'traveller' has also been changed so they had to actually be travelling but this definition has been challenged. Inspector has said that SCDC has done what they had to do but given the nature of the representation it has to be looked at. Standing Orders reinstated 8.49pm. We don't want the current site expanded. Standing Orders suspended 8.53pm. Cllr Wotherspoon stated that there are no plans currently to extend Smithy Fen. Standing Orders reinstated 8.54pm. No further comments at this time.

17P/095. Local Plan hearing – consider attendance at hearing on Tuesday 6th June re. strategy for the rural area including policies for Development Frameworks, (Chapter 2, Policies S/7 to S/11, and H1- alternatives in the villages) and omission sites in the villages (inc. Cottenham) – Inspector has queried whether the need can be met without including the omitted sites and concluded that the need will be met. No further action required at this stage.

17P/096. Reports – consider updates

- Neighbourhood Plan – Regulation 14 consultation taking place. Been a few comments already and a number of meetings are planned. If there are no significant comments that force a change to the Plan the next step would be to go to SCDC (following a 'healthcheck') then there would be another 6 week consultation which SCDC control. At the same time an independent examiner will look at the Plan. We have to meet the Inspector's requests before the Plan is finalised. The final version of the Plan will go to referendum. We have been given a grant to cover printing costs and room hire.
- Speculative developments – Rule 6 status has been granted for the Gladman 2 Inquiry. Endurance – believe they have sold the site; they have 2 ½ years to submit a detailed design.

17P/099. Date of next meeting – 8th June 2017 – in the Pavilion.

17P/100. Close of meeting – 9.09pm.

Signed _____ (Chair) Date _____