

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 19th October 2017 at 7.30pm

Present: Cllrs Morris (Chair), Bolitho, Collinson, Nicholas and Ward and the Clerk

In attendance: 3 members of the public

17P/187. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Mudd (sick), Graves (work), Wilson (holiday) and Young (work).

17P/188. Any Questions from the Public or Press – Standing orders suspended 7.31pm. Resident 1 spoke regarding S/3551/17/OL. Objections remain the same to the previous application – increased traffic, extreme distance from the centre of the village, loss of land for recreational purposes, loss of privacy (his property extends to the rear of the plot). Resident 2 agreed with the previous comments. Wanted to know the effect on the parish boundary with the application site going down to Les King Wood. It was confirmed that it won't affect the parish boundary, which extends to Rampton Bridge over the Lode. Standing Orders reinstated 7.35pm.

17P/189. To accept Declarations of Interest and Dispensations – Cllr Bolitho declared an Interest in item S/3534/17/TC and will take no part in discussions. Cllr Morris declared an Interest in item S/3385/17/FL and will take no part in discussions.

17P/190. Minutes – Minor amend made to item 17P/182 (under S/3238/17/FL). Resolution that the minutes of the Committee meeting held on 5th October 2017 be signed as a correct record. **RESOLVED.**

17P/191. Planning Applications:

- **S/3551/17/OL** - Outline Planning Application for residential development comprising 137 dwellings including matters of access with all other matters reserved, Land north east of Rampton Road, Cottenham. Reasons for previous refusal were read out. Minutes of the SCDC meeting went further – LGS, out of scale, loss of character, not deliverable, traffic, road safety, unsustainable. SCDC still don't have a 5 year land housing supply and we don't know when this will be resolved. It was noted that the new application relied on pre-app advice taken prior to the Supreme Court ruling. Cllr Collinson commented that the site was utterly isolated despite the application stating the closeness to local facilities; this is false and the site is unsustainable. It isn't in accordance with the emerging Neighbourhood Plan. Noted that the access roads would be coming out on a hill and traffic along this part of Rampton Road is very fast. Inappropriate wording in the Q&A document sent to the Parish Council and mentions that the development will help fix County's finances. The mention of their services is tendentious as they have to provide them regardless. If this development is approved where is our extra recreational space going to be? Cllr Nicholas couldn't see much difference to the original application and it even states that it is an infill site. Cllr Ward was interested in the 55 social/rented houses but elsewhere in the documentation it referred to affordable housing which was confusing. Unsure of the effect on a CLT. Clerk noted that figure 2.2 of the D&A statement was incorrect – centre point is not on the development therefore the facilities are shown as being closer than they actually are.

Standing Orders suspended 8.02pm. Resident 1 asked what the previous vote was; believed it was 7-5 against. Wanted to know what the Q&A document referred to was. Cllr Morris responded that it was a document received from County as part of an online consultation (which hadn't yet gone out to the public). It contained information that was materially wrong and both the Clerk and 2 County Cllrs had objected strongly to the Chair of the C&I Committee. Our former County Cllr has requested for information to be published for the first time in public and this will be debated at the meeting at County tomorrow. Resident 2 pointed out that the site wasn't infill and this needed to be amended on the application. Standing Orders reinstated 8.06pm.

CPC recommends refusal of this application. **REFUSED.** Reasons:

- Car dependency due to distance from settlement and nearest well-served bus stop
- Damage to landscape contrary to DP/1, DP/2, NE/4
- Failure to recognise the significance of the Supreme Court ruling on housing policies ST/5, etc.
- Damage to village character
- Traffic safety issues

- Impact on existing Rampton Road residences
- Damage to coherence of future recreation space
- Implied inducements to grant planning permission
- Misrepresentation of CCC role relative to other developers
- Misrepresentation of and failure to address reasons for earlier refusal
- Acknowledged mismatches with Cottenham's emerging Neighbourhood Plan
- Unsustainable under NPPF14 and DP/3

Cllr Morris to draft response and will circulate.

- **S/3345/17/LD** – Lawful Development Certificate for proposed chimney and single storey rear extension, 14 The Linnets, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3494/17/FL** – Single storey rear extension, 9 Broad Lane, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3385/17/FL** – Proposed re-roofing works to existing conservatory, single roof light, with external piers to support the roof, 69 Lambs Lane. CPC recommends approval. **APPROVED.**
- **S/3013/17/FL** - Lean to extension to a portal framed livestock building, Land to the north of the bungalow approved, Causeway Farm, Smithy Fen, Cottenham. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/3514/17/TC** – T 1 - Fir - Reduce the crown by 25% to balance and create a more aesthetically pleasing shape, 160 High Street, Cottenham. Noted that the applicant is a former member of CPC. **APPROVED** subject to Tree Officer recommendations.
- **S/3534/17/TC** - Walnut in front garden - crown reduce by 2-3m and remove dead wood, 194 High Street, Cottenham. **APPROVED** subject to Tree Officer recommendations.
- **S/3576/17/TC** - 4. Oak adjacent to bungalow - remove all major dead wood 37. Beech hedge around churchyard - cut sides back to line where previously trimmed and reduce height by approximately 1m on bottom hedge and same line all round, All Saints Church, High Street, Cottenham. **APPROVED** subject to Tree Officer recommendations.

SCDC Decisions

Approvals:

- **S/2726/17/FL** – Single storey rear extension, 61 Histon Road, Cottenham
- **S/2867/17/LD** – Proposed roof windows in rear roof slope, 6 Sovereign Way, Cottenham
- **S/2718/17/LB** - Revised plans for 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

Withdrawn:

- **S/3077/17/LD** - Lawful development certificate for proposed rear and side extensions, Willow Acre, Twentypence Road, Cottenham

- 17P/193. Neighbourhood Plan** – Consider progress and next steps on the emerging Neighbourhood Plan – Cllr Morris outlined the report. Will have the responses to the mini-consultation next week. Hoping to re-run the Regulation 14 consultation in early November and will host consultation events as previously. SCDC would then screen the Plan and fund a Neighbourhood Plan Examiner, the Plan would then be modified as necessary and probably put to referendum in May.
- 17P/194. 2018/19 budget** – consider requesting a specific budget for planning / legal assistance with planning applications – Cllr Morris outlined the rationale. Suggestion of allowing for printing of 200 copies of the full Plan and £1k towards referendum costs. Resolution to recommend a budget of £3k towards Neighbourhood Plan costs to bring to referendum. **RESOLVED.**

17P/192. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Case 5/17: queries have been raised regarding the collection of foul water and this is currently being investigated. Clerk to chase up cases 1/16 and 5/16 with Tree Officer. Concerns raised over the lack of progress regarding case 6/16 and possible SCDC liability issues. Resolution that the Chair writes to the relevant Officers at SCDC to request an onsite meeting to consider the dangerous dilapidation of Gothic House. **RESOLVED.**

17P/195. Date of next meeting – 9th November 2017

17P/196. Close of meeting – 8.59pm.

Signed _____ (Chair) Date _____

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