

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 20th September 2018 at 7.30pm

Present: Cllrs Morris (Chair), Bolitho, Collinson, Graves, Young and the Clerk

In attendance: 1 member of the public

18P/157. Chairman's Introduction and Apologies – apologies accepted from Cllrs Kidston (holiday), Mudd (sick), Nicholas (sick), Smith (holiday), Ward (holiday) and Wilson (holiday).

18P/158. Any Questions from the Public or Press – Standing orders to be suspended – none present.

18P/159. To accept Declarations of Interest and Dispensations – Cllr Graves declared an interest in 18P/162.

18P/160. Minutes – Resolution that the minutes of the Committee meeting held on 6th September 2018 be signed as a correct record. **RESOLVED.** Resident 1 arrived 7.32pm. Standing Orders suspended 7.32pm. Resident asked if there was any update regarding the ownership of the proposed access road for S/2281/18/RM. Also concerned that the badger sett will be surrounded by development so doesn't see the long-term viability of the sett. Cllr Morris said the claim is that the access to Rampton Road is part of the permission for emergency access. We challenged this but it was granted anyway. Standing Orders reinstated 7.34pm.

18P/161. Planning Applications:

- **S/2281/18/RM** - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land off Oakington Road, Cottenham (Persimmon) – (Full design and access statement and additional drainage information). NB: SCDC planning online planning system went down earlier today so Cllrs unable to access all information. Noted change to the design & access statement with a slightly different layout. Concerns regarding transparency of the drainage information – the new raw data provided for the water table etc. is unintelligible to most people. Inconsistencies between the drainage maps and the site layout so we question the validity of the information and the contours of the site aren't included. There is still a query regarding the legal rights of potential residents to use the proposed pedestrian/emergency access onto Rampton Road – we've never had a definitive answer over ownership. CPC recommend refusal. **REFUSED.** If approved we would like the design and validation of the SUDS to be conditioned. Should recommendation be made we'd like the application taken to Committee.
- **S/2661/18/FL** - Proposed rear single storey and first floor extension to main house & garage conversion to existing double garage, 31 Telegraph Street, Cottenham (Updated plans for the addition of side elevation e4). Previous comments still stand.
- **S/2935/18/FL** – Single storey rear extension, 58 Lyles Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3242/18/FL** – Proposed single storey extension to the front of the property, installation of window to side elevation, and infill of garage window, 12 Dunstal Field, Cottenham. CPC recommends approval. **APPROVED.**
- **S/1532/18/FL** – New parking bays, Franklin Gardens, Cottenham - Amendment - The existing parking now shown on the plan, parking to be removed now shown on the plan and the drainage amended. Can see why adding 5 extra spaces along road and 2 extra outside 32 Franklin Gardens but not why moving other 5 spaces back onto grass. Previous comments still stand. CPC recommends refusal. **REFUSED.**

Tree Orders

- **S/3408/18/TC** – 1. Lime - remove all major dead wood and suckers at base; 2. Yew - cut ivy at base; 3. Yew - cut back low branches over footpath to 2.5m and remove dead spurs; 5. Yew - sever ivy at base; 6. Oak - local area of dead bark at base on North side, monitor for fungal development - remove major dead wood; 7. Yew - signs of crown decline - clear adjacent shed by 1m, remove dead pegs and cut ivy; 8. Yew near path - major crown dieback on North side - remove dead branches and sever ivy; 9. Groups of Beech near back gate - remove lower branches to 3m high for access; 11. Hornbeam in corner - dead - remove to ground level; 14. Yew at end of path - crown lift to 2.4m and clear gravestones back to hedgeline; 16. Ash - shorten branch over seat by 4m and major dead wood -

inspect cavities at 3 & 7m; 21. Oak near house - hollow stem on house side carrying heavy top weight - thin out branches by 50% to reduce risk of stem failure, remove major dead wood; 23. Horse Chestnut - no visible defects seen from ground level - climbing inspection and report advised 24. Horse Chestnut - climbing inspection, report advised 25. Horse Chestnut - weeping canker on trunk at 1m. Heavy branch over road rising from epicormic shoot - shorten by 50% 26. Horse Chestnut - weight bias towards churchyard - thin out heavy re-growth at previous reduction points by 40% 27. Horse Chestnut - end weight reduce and thin ends by 20% 28. Horse Chestnut - west side of gates - clear road sign, climbing inspection and report advised. All Saints Church, Cottenham. Noted.

- **S/3410/18/TC** - 3no Lime trees at rear of property - repollard to previous pruning points 10. Golden cypress (dying) - fell and grind stump, Village College staff houses, Cottenham. Noted.

SCDC Decisions – approvals

- **S/2610/18/LB** - Removal of existing cupboard doors, construction of new en-suite WC and wardrobes, 35 High Street, Cottenham
- **S/2479/18/FL** -conversion of outbuilding to annexe (retrospective), 101 High Street, Cottenham
- **S/2476/18/FL** - single storey flat roofed side extension to existing annexe including external stairs and walkway and rear covered way (retrospective, 101 High Street, Cottenham
- **S/2478/18/FL** – studio building (retrospective), 101 High Street, Cottenham
- **S/2551/18/FL** - Demolition and replacement of existing single storey extension, 9 High Street, Cottenham

18P/163. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. 2/16 – discuss in October. 5/16 – Hornbeam, Silver Birch and Acer suggested. 6/16 – roofing contractor possibly due on site next week. 8/18 – OWIDB was going to instruct solicitor however owner has now said they’d fit the shuttering correctly. 9/18 – query whether site audit had taken place. Cllr Graves has queried the siting of the equipment at the back of the site – should have a secure fence to prevent waste plastics being blown into the ditch. Update to be requested from SCDC Cllr Gough.

18P/162. Joint Minerals & Waste Local Plan – consider suggested Cottenham sites put forward by 31st October 2018. Item deferred to next meeting.

18P/164. Date of next meeting – 4th October 2018

18P/165. Close of meeting – 8.29pm.