

Cottenham Parish Council
Planning Meeting Minutes
Held in the Village Hall, Lambs Lane, Cottenham
On **Thursday 22nd January 2015 at 7.30**

Present: Cllrs Mudd (Chair), Berenger, Collinson, Morris, Nicholas, Richard, Young, SCDC Cllr Harford and Jo Brook (Clerk)

In attendance: 3 members of the public

15P/001. Any Questions from the Public or Press – Standing orders to be suspended – Resident provided details of his objections prior to the meeting. His lounge faces directly onto the proposed extension and as well as being very imposing it would cut out a huge amount of sunlight to his garden/property. The balcony will also give the owners a view across several gardens on Pelham Way resulting in a loss of privacy. Cllr McCarthy arrived at 7.32pm. Another resident spoke to say that it would be an over development of the site, doubling the size of the existing property. Concerned about the roofline and that it will further block sunlight to her garden in addition to some substantial Leylandii belonging to the owners of the property. It will ruin the quiet enjoyment of the gardens and from the balcony it will be possible to look into the houses and gardens of residents on Pelham Way. Those properties all benefit from large windows to the rear which from the balcony of the proposed extension will enable a view into the bedrooms. Another resident spoken again to raise concerns about the balcony and views into her child's bedroom. There will also be a loss of sunlight. Despite what the plans suggest the trees to the side of the property will have to be removed.

15P/002. Standing Orders re-instated - Chairman's Introduction and Apologies – Apologies accepted from Cllr Collier (work)

15P/003. Declarations of Interest *To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting.* None received.

15P/004. Minutes – Resolution that the minutes of the Committee meeting held on 4th December be signed as a correct record. **RESOLVED.**

15P/005. Planning Applications for consideration

- S/2976/14/LD – Certificate of lawfulness for existing 15m high radio antenna mast in rear garden, 1 Woodlark Drive, Cottenham – Need to establish if the antenna has been in situ continuously for 4 years and there has been no evidence shown. CPC recommends refusal. **REFUSED.** NB: this application may not go to Committee at SCDC.
- S/3014/14/FL – 2 storey rear extension to dwellinghouse, 15 New Town, Cottenham – Objections received prior to the meeting via letter and email were circulated beforehand. Material considerations are: overlooking/loss of privacy to neighbouring properties, loss of visual amenity, serious loss of light, overpowering in design and appearance and out of keeping with the local environment. Although not in a conservation area the building has no relationship to the existing neighbouring buildings. The design of the balcony means that the owners would be able to look into the properties on Pelham Way and not just the gardens. The application is contrary to DP2, DP3 and DP7. It was noted that no paperwork was provided to show the affect on Pelham Way. CPC recommends refusal. **REFUSED.**
- S/2876/14/FL – Erection of 2 storey extension to rear of dwelling and single storey extension to front, 59 Coolidge Gardens, Cottenham – Concerns raised over the relationship to the sheltered bungalows to the side of the property and that it could take light from them and be overbearing. CPC recommends refusal. **REFUSED.**
- S/2744/14/VC – Variation of Condition 2 (Approved Plans) and 5 (Windows) of Planning Consent S/0969/12/FL for Dwelling and Carport, Rear of 64 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**

Decisions made by SCDC

Approvals

- S/2501/14/FL – Dwelling and access (revised), 71 High Street, Cottenham

Rejections

- S/2544/13/FL - Appeal decision: change of use from A1 (retail shop) use to a traditional fish and chip takeaway (class A5) use, 288 High Street, Cottenham

15P/006. Consultation on Cambridge Northern Fridge East Area Action Plan (AAP) – to consider response to this consultation (closes 2nd February 2015) – Cllr Nicholas has looked through the document to see how it affects Cottenham. The majority is about the City however it was acknowledged that there may be affects for our commuters. Cllr Young to review the document to see if comments are required on traffic and infrastructure. Report to be compiled to issued prior to the close of the consultation.

15P/007. Consultation ‘Should SCDC use article 4 directions to help retain village pubs?’ – to consider response to this consultation (closes 23rd February 2015) – Resolution that we respond to consultation on whether SCDC should use article 4 directions to help retain village pubs. **RESOLVED.** Cllr Berenger and Clerk to compile response.

15P/008. Community Assets – to consider assets of value to the community – Cllrs Berenger and Collinson to prepare a list of buildings that may be of value to the community and report back.

15P/009. Planning appeals – to consider attendance at planning appeals: HC Moss (Maltings), 10 February and Mr T. Wall 1-5 Pine Lane Smithy Fen (suggested date) 18 February - Cllrs Morris and Nicholas will attend the appeal on 10th February. Cllr Mudd tentatively agreed to attend appeal on 18th February (subject to date being confirmed).

15P/010. Date of next meeting – 5th February 2015.

15P/011. Close of meeting – 9.05pm.

Signed _____ (Chair) Date _____