

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 23<sup>rd</sup> November 2017 at 7.30pm

**Present:** Cllrs Mudd (Chair), Collinson, Morris, Nicholas, Ward and Wilson and the Clerk

**In attendance:** 3 members of the public

- 17P/208. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal) and Graves (personal). Cllr Young arrived at 7.32pm.
- 17P/209. Any Questions from the Public or Press** – Standing orders to be suspended 7.32pm. Resident 1 spoke regarding application S/3072/17/FL. Cllr Smith arrived at 7.33pm. Resident 1 concerned that the 2 storey extension would be overbearing and dominant. There is nothing similar on the estate so it is out of keeping. Too close to neighbouring property and will overshadow plus cause a terracing effect. Resident 2 spoken regarding item 17P/216. Question will be taken during that item. Standing Orders reinstated 7.35pm.
- 17P/210. To accept Declarations of Interest and Dispensations** – None received.
- 17P/211. Minutes** – Resolution that the minutes of the Committee meeting held on 9<sup>th</sup> September 2017 be signed as a correct record. **RESOLVED.**
- 17P/212. Planning Applications:**
- **S/3072/17/FL** – Single Storey Extension to rear of property plus 2 storey side extension, 8 Goldfinch Drive, Cottenham. Noted that the plans have avoided detailing how close they are to no. 6. Standing Orders suspended 7.39pm. Resident 1 has an approved application for alterations to the rear of the property included a large window to the dining room which will face the proposed development wall; purpose of the window was to let in more light to the middle part of the house. Standing Orders reinstated 7.40pm. Standing Orders suspended 7.41pm. Design of car port clarified (which will face no. 6). Standing Orders reinstated 7.41pm. The application for no. 6 needs to be taken into account. Gap between the 2 properties will be very small. Discussions regarding effect on light. Standing Orders suspended 7.51pm. Resident 1 clarified the location of the side dining room window and new glazed kitchen door. Standing Orders reinstated 7.53pm. CPC recommends refusal of the application. **REFUSED.** Contrary to DP2 – 1a and 1f. CPC would like the application to go to Committee should Officer be minded to approve. Chair clarified the planning process for the benefit of resident.
  - **S/3981/17/FL** – Single storey extension and re-roofing, 9 Dunstal Field, Cottenham. CPC recommends approval of this application. **APPROVED.**
- 17P/216. Housing policy** – consider Cottenham's future likely housing need and supply – Item brought forward. Cllr Morris outlined the report. In a Neighbourhood Plan, there is a legal requirement to allocate housing above that in the Local Plan. More recently, as advised by SCDC, our housing requirement has dropped to 81 houses. The 92 in the Plan assumes a 2% growth. The approved developments have changed the situation. The NP identifies 4 sites and these have been independently assessed. None of the sites can be fully developed due to various restraints. For the Plan to be legal we have to show we can supply what is needed. Standing Orders suspended 8.10pm. Resident 2 raised concern about the maths. Cllr Morris clarified. As part of the Local Plan SCDC need to allocate 900 more houses across 6 of the most sustainable villages (which includes Cottenham). The fair share for Cottenham should be an additional 64 houses and no more market homes should be needed. Still trying to work out how many affordable homes are needed but we should have that information in the next few weeks. Resident 1 commented that the new developments should cover our housing requirement. Cllr Morris said those houses aren't truly affordable for Cottenham people. Resident 2 said that the locations of the new development couldn't be a mistake. Cllr Morris responded that the locations in the NP are more sustainable. He outlined why SCDC were allowing the developments. The NP is a way of taking back control. Resident 2 objected to the location of the NP Broad Lane development. Cllr Morris said that some of the plot is still in the flood plain and the Environment Agency may still say it can't be built on. SCDC has a 3 year housing supply and if we have a Neighbourhood Plan in place this would be sufficient. He confirmed that for any site to be developed there would be a requirement to improve the roads (i.e. the Broad Lane site). A meeting has been arranged with SCDC to go over the housing needs numbers. Standing Orders reinstated 8.25pm. Residents left 8.27pm.

**17P/212. Planning Applications cont'd:  
Tree Orders**

- **S/3976/17/TC** – Fell dead crab apple tree, fell messy wild plum and lilac that are intertwined and plant one tree to replace all three. Remove dead wood from another crab apple. Trim holly tree. Cut back a couple of overhanging branches from a fir tree. Trim top and sides of thuja. Trim and shape hazel. Remove branches of bay tree leaning on a wall, 196 High Street, Cottenham. CPC recommends approval subject to Tree Officer comments.

**For Information Only:**

- **S/3893/17/DC** - Discharge of conditions 5 (Hard Landscaping), 6 (Boundary treatment), 16 (Traffic management plan), 20 (Scheme of ecological enhancement), 23 (site waste management plan) and 26 (Construction programming plan) of planning permission S/1952/15/OL, Land at Oakington Road, Cottenham. Noted that County Highways currently say they won't adopt the roads and objections also submitted from Landscape and Drainage Officers.

**17P/213. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Cases 7/16 and 8/17 closed. Clerk gave update on case 6/16. No further meaningful updates on other items.

**17P/214. East Cambs DC Local Plan consultation** – Consider comments on Plan (by 19<sup>th</sup> December) – Defer to next meeting.

**17P/215. Planning Appeal (S/3080/16/OL)** - Consider comments, or modify/withdraw your representation in relation to this appeal (by 14<sup>th</sup> December) – No further comments/amends.

**17P/216. Housing policy (cont'd)**– consider Cottenham's future likely housing need and supply – Noted that Cllrs Morris, Nicholas and Young met with SCDC yesterday along with John Slater (our planning advisor) via phone. Further Neighbourhood Plan grant has been accepted.

**17P/217. Date of next meeting** – 7<sup>th</sup> December 2017

**17P/218. Close of meeting** – 8.47pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_