

**Planning Committee Meeting Minutes**

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 3<sup>rd</sup> March 2016 at 7.30pm**

**Present:** Cllrs Mudd (Chair), Collinson, Graves, Heydon, McCarthy, Nicholas, Young and the Clerk

**In attendance:** 2 members of the public

- 16P/038. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (personal), Morris (personal) and Ward (work).
- 16P/039. Any Questions from the Public or Press – Standing orders to be suspended** – Resident spoke on behalf of 10/12/14 Pelham Way regarding S/0269/16/FL. Cllr Richards arrived at 7.31pm. Resident objections still stand to this latest application. Standing Orders reinstated at 7.33pm.
- 16P/040. 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.* No received.
- 16P/041. Minutes** – Cllr Heydon requested that the minutes were amended to reflect her query regarding Standing Orders. Chair stated that minutes don't have to be a verbatim record and should only record decisions. At the time Cllr Heydon raised the query the Chair had already ruled and move onto the next item. For future reference Cllr McCarthy should have been allowed to speak in relation to item S/3172/15/OL.  
Resolution that the minutes (circulated to members) of the Committee meeting held on 18<sup>th</sup> February be signed as a correct record. **RESOLVED.**
- 16P/042. Planning Applications for consideration.** Chair brought S/0269/16/FL forward on the agenda for the benefit of resident.
- **S/0269/16/FL** – 2 storey rear extension, 15 New Town, Cottenham. Standing Order suspended at 7.47pm. Cllr Heydon asked resident whether the objection to the 1<sup>st</sup> floor windows were due to the size or something else. Resident confirmed that the balcony would still overlook. Standing Orders reinstated at 7.50pm. Cllr Collinson queried whether the proposed extension had been drawn back. Standing Orders suspended at 7.51pm. Resident clarified that there was approx. 1m difference to the previous application. Standing Orders reinstated at 7.51pm. Cllr Young commented that the light survey stopped at 3pm so was slightly misleading. Would expect impact to be later in the day. There is a very large blank wall which houses on Pelham Way would look onto which is contrary to DP/2. CPC recommends refusal. **REFUSED.** Reasons for refusal:
    - Overbearing in bulk, size and scale
    - Out of keeping with the character and isn't subservient to the existing property
    - Doesn't relate sympathetically to existing properties (similar properties in one direction but not the other)
    - Loss of residential amenity to houses in Pelham Way due to ability to look into the rear gardens/living areas from the balcony
  - **S/0106/16/FL** – Extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham. The design is very unprepossessing and not desirable in a Conservation Area. The materials (uPVC) aren't acceptable in a Conservation Area. The annexe would be capable of independent living. CPC recommend refusal. **REFUSED.** Not in character with the existing surroundings and doesn't reflect or enhance the CA.
  - **S/0054/16/FL** – Single storey rear extension, two storey side extension and front porch, 19 Courtyard Way, Cottenham. Changes do not impact on neighbours and similar extensions are already evident in the street. CPC recommends approval. **APPROVED.**
  - **S/0327/16/LD** – Erection of double wooden gates with additional side gate to one side and wooden "fill in" to the other side, Mulberry Cottage, 28 High Street, Cottenham. CPC recommends approval. **APPROVED.**

**For Information Only:**

- **S/0272/16/PA** - Single storey rear extension following demolition of existing conservatory, 22 Rooks Street, Cottenham. NB: it was noted that that this would come within permitted development.
- **S/3131/15/NM** – Non material amendment to application S/2470/13/FL (erection of 3 bedroom dwelling, 2 Denmark Road, Cottenham

**SCDC Decision Notices**

**Approved:**

- **S/3198/15/FL** – Single and two storey rear extensions, 2 Curringtons Close, Cottenham

**Refused**

- **S/2659/15/PA** – Prior approval for proposed change of use and alterations of agricultural building and land to 2 residential dwellings, Barn 1, The Lakes, Twentypence Road, Cottenham. Cllr Nicholas ran through the reasons for refusal for both this and S/2648/15/PA.
- **S/2648/15/PA** - Prior approval for proposed change of use and alterations of agricultural building and land to residential dwelling, Barn 2, The Lakes, Twentypence Road, Cottenham

**Planning Inspectorate Decision Notices:**

- **S/1195/15/FL** - replacement of existing detached garage with 3 bay oak-framed garage with barn style doors, 30 High Street, Cottenham. NB: interesting comment from the Inspector about proximity to listed buildings

**Tree Orders**

- 24 High Street – Larch in rear garden (adjacent to cart lodge): due to the poor specimen of this tree, we recommend the reduction by 40% and shape remaining crown to leave naturally balanced. CPC approves subject to Tree Officer comments.

**16P/043. Date of next meeting – 17<sup>th</sup> March**

**16P/044. Close of meeting – 8.38pm.**

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