

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 3rd November 2016 at 7.30pm

Present: Cllrs Mudd (Chair), Collinson, McCarthy, Morris, Nicholas and the Clerk

In attendance: 12 members of the public

16P/189. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (personal), Graves (work) and Ward (meeting). Cllr Young arrived at 7.31pm.

16P/190. Any Questions from the Public or Press – Standing orders to be suspended 7.32pm. Philip Kratz, representing the Gun Club, spoke in relation to the applications. There is a history of a Club on this site since 1993, possibly longer. The current owners have been there for 5 years. The mobile home was installed as a trial run to ensure that the rural enterprise was successful. Considered it best to split the applications. Competitions are held on the site and the current facilities aren't adequate. The proposed Clubhouse won't be much larger than the one already in situ.

Resident 1 spoke regarding S/2701/16/FL. They live next door to the premises and were concerned about the level of traffic parking in a mainly residential area. Increase in trading hours will increase the noise which is already an issue and they have been unable to use their garden over the summer due to ongoing problems with noise levels - people standing outside the shop swearing, smoking etc. Also concerned about extra litter. Noticed that the application doesn't mention trading hours; longer hours would have an adverse effect on the residents. There are already plenty of other businesses in the village selling hot food so felt that another wasn't necessary.

Resident 2 spoke about S/2517/16/FL. They queried the opening hours which they felt were excessive. Applicant for S/2701/16/FL stated they were confused about the objections to the opening hours. Opening is later than the previous owners and close at 2.30pm. Regarding an increase in activity, the revenue for the past few years doesn't show an increase so there is no evidence of extra traffic. There are a lot of offices in the area so there is no proof that the traffic is generated by the baguette shop. Nobody smokes at the premises but they can't stop people smoking outside. Resident 1 spoke to state that the area outside the shop had become a social area for shop owners to congregate. If providing hot food, then people will want to eat it on site. The previous owner didn't open on Saturday and now there are people there on Sunday too. Tables and chairs have appeared on what the applicant says isn't their property. Table put by roadside on Saturday and bread served which shows food is being cooked on site. There is no planning in place for these tables. SCDC assured neighbour that the hours of opening wouldn't change and they hadn't been informed of the previous change of use. SCDC stated that the premises would remain cold food with restricted opening hours.

Resident 3 asked for clarification on the old Post Office class change. Cllr Mudd clarified. Resident 4 spoke re. S/2517/16/FL. Parking is their main problem. Since the Post Office closed the traffic/parking levels have lessened. There have been previous problems of people blocking driveways etc. because drivers believe it's acceptable to pop into the shop for a moment. Resident believed there would be more issues associated with hot food usage and the opening hours were too long. Standing Orders reinstated 7.52pm.

16P/191. 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.* None given.

16P/192. Minutes – Resolution that the minutes (circulated to members) of the Committee meeting held on 20th October be signed as a correct record. **RESOLVED.**

16P/193. Planning Applications:

- **S/2701/16/FL** – Change of use from A1 to A5, Unit 1, Watsons Yard, High Street, Cottenham. Impossible to prove where the noise mentioned by residents was coming from given the number of other businesses in the vicinity. The business is located in the core of the High Street so isn't considered residential area. It isn't a planning consideration whether there is a need for another hot food takeaway and it has been a food outlet for several years. Can't prove that the parking issues are solely down to this business. Class A5 states 'the primary purpose is hot food takeaway from the

premises'. Question whether A1 was exclusive of A5? Difficult to equate the difference between the Curry Palace takeaway and this location. There are restrictions which can be placed by SCDC under condition. Standing Orders suspended 8.02pm. Clarification sought on whether the business was selling cold and well as hot food. Owner stated that when bought the property they were told it had permission to sell hot food but it turns out that this information was incorrect. Because they sell some coffee and hot rolls they need permission to regulate use. Standing Orders reinstated 8.05pm. Some confusion that this is perhaps a mixed-use premises; need to clarify. Standing Orders suspended 8.10pm. Trading hours confirmed as Monday-Friday 8.15am to 2.30pm; Saturday 10am – 2pm. Standing Orders reinstated 8.11pm. General feeling that the application should show mixed use A1 & A5. CPC recommends approval. **APPROVE**. Clerk to raise mixed use with Case Officer. Resolution to stipulate trading hours to Case Officer. **RESOLVED**.

- **S/2517/16/FL** – Change of use from A1 to mixed use A1/A3, 230 High Street, Cottenham. Concerns raised about the length of opening hours, particularly on Sundays and need to consider residential impact. Noted that the owners don't have to open during the proposed hours and it's just permission to trade. Nice to get the building back into use. CPC recommends approval. **APPROVED**. Resolution to restrict Sunday hours to 10-5pm. **RESOLUTION FAILS**.
- **S/1127/16/FL** – Erection of new clubhouse, Chear Fen Farm, Long Drove, Cottenham. It was noted that the applicant is a member of the Parish Council but not of the Planning Committee. Their representative, Philip Kratz, also provides planning assistance to the Parish Council. Cllrs Mudd and Nicholas both frequent the café at the Gun Club but aren't members. Standing Orders suspended 8.30pm. Mr Kratz clarified that SCDC had to prove the commercial viability of the Club hence the trial run of living in the mobile. Need to provide a clear business plan. There is an agricultural restriction on the house and the holiday homes would also be restricted. Standing Orders reinstated 8.32pm. Cllr Collinson sought clarification that the business was profitable going forward since the documents only showed a profit in the last 12 months. Standing Orders suspended 8.34pm. Mr Kratz stated that the line was taken directly from the policy document and confirmed that the business had been profitable for longer than a year. Standing Orders reinstated 8.35pm. It was commented that the building sits nicely on the existing footprint. CPC recommends approval. **APPROVED**.
- **S/1129/16/FL** – Construction of fishing lake, Chear Fen Farm, Long Drove, Cottenham. Standing Orders suspended 8.37pm. Cllr Morris requested assurances regarding lorry movements coming through the village. Mr Kratz stated there will be a soil and spoil plan (some spoil will stay on site). They are required to submit a traffic management plan. Resident 3 asked if it was possible for lorries to be tracked to ensure there was no ambiguity on their movements. Cllr Morris stated that not all current lorries coming through the village related to the Gun Club. Mr Kratz said that there would be a condition regarding mineral extraction etc. Cllr Collinson asked for numbers of vehicle movements. These will be confirmed in the management plan but more movements would equal a shorter timescale whereas less movements would mean increased traffic over a longer period. Resident 3 said that having the lorries causes issues on our roads. Applicant stated that vehicle movements would be easily monitored. Standing Orders reinstated 8.45pm. CPC recommends approval subject to condition of traffic management plan to ensure minimal impact to Cottenham roads. **APPROVED**.
- **S/1132/16/FL** – Erection of replacement building for rifle range (small bore), Chear Fen Farm, Long Drove, Cottenham. Standing Orders suspended 8.48pm. Cllr Collinson asked for clarification of the sound proofing. Mr Kratz said it was indoor shooting and the new building would bring it up to the required new standards. Standing Orders reinstated 8.50pm. CPC recommends approval. **APPROVED**.
- **S/1133/16/FL** – Erection of manager's dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham. There is a very clear need for the property from a security viewpoint. Standing Orders suspended 8.55pm. Mr Kratz clarified that the annexe was under the same agricultural restriction. Resident commented that the Health & Safety Executive state an alarm is considered adequate that it was not necessary to have someone on site full time since it would make them more vulnerable. Applicant clarified that there is a disused house already on the site. Mr Kratz stated that standard policy has been broadened to rural-based enterprises, some of which don't have the same security issues. The house will be located in the least incongruous location. Standing Orders reinstated 8.57pm. CPC recommends approval subject to agricultural restriction. **APPROVED**.

- **S/1130/16/FL** – Erection of barn (for non-agricultural grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham. Standing Orders suspended 9pm. The barn will be sited on land not in ownership of the Club. Standing Orders reinstated 9pm. Standing Orders suspended 9.01pm. Mr Kratz stated that the application was submitted just to ‘dot the i’s’ since the facility isn’t strictly agricultural. Standing Orders reinstated 9.02pm. Building will be screened by a tree belt. CPC recommends approval. **APPROVED.**
- **S/1128/16/FL** – Change of use of land for the stationing of mobile homes for holiday use, Chear Fen Farm, Long Drove, Cottenham. Standing Orders suspended at 9.03pm. Confirmation sought that the homes were only to be used for shooting holidays. Mr Kratz stated that they could only be restricted to holiday use. Standing Orders reinstated 9.05pm. CPC recommends approval with a condition that the mobile homes are linked to use of the facility. **APPROVED.**
- **S/1131/16/FL** – Erection of rifle range (full bore), Chear Fen Farm, Long Drove, Cottenham. CPC recommend approval. **APPROVED.**
- **S/2497/16/FL** – Two Storey Rear Extension, Removal of Chimney & Internal Alterations, 15 Corbett Street, Cottenham. The proposal is in the curtilage of a listed building. Removal of the chimney is out of keeping with the street scene and it is currently very prominent. There is no structural engineer’s report to support the claim that the chimney needs removal. Cllrs were happy with the replacement windows however confirmation was sought that the front windows were timber. CPC recommends refusal. **REFUSED.**
- **S/2549/16/FL** – Replacement garage doors (retrospective). Insertion of 2 new doors and external alterations, 210 High Street, Cottenham. Pleased about the proposed disabled access however the new additional front door is out of keeping in a Conservation Area and would wreck a Cottenham villa. No objection to the main door of the garage. Design of the railings are unclear so we are unable to comment. CPC recommend refusal. **REFUSED.** Would like the application to go to Committee.

SCDC Decision Notices:

Approved:

S/2267/16/FL – Single and 2 storey side extension, 53 Histon Road, Cottenham

S/1591/16/FL – Retrospective permission for gate, The Old Rectory, 2 High Street, Cottenham

Tree Orders:

- 164 High Street – Silver birch; reduce crown by 30%. Approve subject to Tree Officer comments.

16P/194. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. It was noted that another window had been broken on Gothic House; Clerk to report to Enforcement Officer. It is 2 months since Enforcement/Conservation looked at Gothic House and no works have been undertaken. Clerk has written to both Officers asking if the building should go on the Heritage at Risk Register. Waiting response.

16P/195. Consultation – to consider response to consultation on enforcement Plan for Planning, Minerals and Waste Development in Cambridgeshire (due by 6th December). Consultation noted.

16P/196. Date of next meeting – 10th November

16P/197. Close of meeting – 9.45pm.

Signed _____ (Chair) Date _____