

**Planning Committee Meeting Minutes**

Held in the Village Hall, Cottenham on **Thursday 4<sup>th</sup> August 2016 at 7.30pm**

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

**In attendance:** 9 members of the public

- 16P/129. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (work), McCarthy (work), Richards (personal) and Young (holiday).
- 16P/130. Any Questions from the Public or Press** – Standing orders to be suspended at 7.31pm. Resident from 77 Pelham Way spoke regarding S/1794/16/FL. He has sent photos to the Committee showing the relationship of the proposal to the existing properties behind the development. Previous application for a bungalow was refused and went to appeal. The Inspector looked at access which would cause disturbance to nos 34-40. Highway safety: access is close to the mini roundabout and the Inspector thought this was dangerous. The proposed new access has moved 17m south but there are more vehicles involved so resident suggested that this argument was still valid. The appeal was dismissed. The speculative development would impact the amount of traffic. Inspector stated visibility of 90m required and the proposed access is less than this. The height (nearly 15m high) and bulk of the buildings is significant. The houses on Pelham Way only have small gardens. The proposed dwellings would be 16m away which is less than the NPPF requirement. Therefore feels that the proposals would impact on the residential amenity of the properties on Pelham Way in terms of mass/scale/bulk and loss of residential amenity. Resident from 73 Pelham Way spoke, their property backs onto 30/32 Rampton Road. The access road would run to the back of their property. Windows from the proposed dwellings would overlook their property and there would be additional noise and disturbance. Queried how cars would turn around within the proposed roadway. Trees planted on the boundary by existing owner have been left to grow taller than informally agreed therefore taking light from their garden and now concerned that the new dwellings would further reduce their light. Not happy that they have been consulted so close to the holiday season and neighbour at 75 Pelham Way is away for the whole month leaving them no time to respond. Resident from no. 30 Rampton Road stated that the development (S/1794/16/FL) would be intrusive to his property. There is insufficient parking and he would be affected by pollution and noise. Also concerned about highway safety; there is a bus stop opposite the access and the additional vehicles will cause further stress on the roundabout. Resident from no. 28 Rampton Road raised concerns about pedestrian safety. There are already severe problems for the current properties trying to access Rampton Road at peak times. Standing Orders reinstated at 7.45pm.
- 16P/131. 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.* Cllr Ward declared a pecuniary interest in S/1632/16/FL and will take no part in discussions. She also declared a non-pecuniary interest in S/1080/16/FL.
- 16P/132. Minutes** – Resolution that the minutes of the Committee meeting held on 21<sup>st</sup> July be signed as a correct record. **RESOLVED.**
- 16P/133. Planning Applications:**
- **S/1794/16/FL** - Erection of 2 dwellings with new highway access and 2 no. parking spaces for No. 32 Rampton Road, Land at 32 & 34 Rampton Road, Cottenham. Cllr Collinson stated a number of issues with the site. The location is characteristically very open on Rampton Road and it is worth preserving. The very high ridge heights would be overbearing, particularly to no. 75 Pelham Way. Element of loss of amenity for no. 30 due to noise and disturbance. Highway factors are key. In the recent Persimmon application the traffic survey acknowledged that traffic was already over capacity in the vicinity of the roundabout. The access is opposite a bus stop so this will have an affect. Cllr Morris believed the facts in the application were wrong. If the mini roundabout was involved then there would need to be 70m visibility, not the 43m stated. There is no access for emergency vehicles which the application has attempted to balance by the installation of sprinklers. NB: the other

bungalows mentioned in the application are built in a developed area. Standing Orders suspended at 8.03pm. Resident stated that Cambridge Water can't confirm whether there would be sufficient water pressure for the proposed sprinkler system. Standing Orders reinstated 8.04pm. CPC recommends refusal. **REFUSED**. There is poor access, insufficient parking (layout would result in vehicles constantly having to shuffle round in a restricted turning circle), highways safety issues, noise/nuisance to neighbouring properties, loss of biodiversity (due to loss of trees), loss of light to neighbouring properties (DP2/1a, DP2/1f, DP3/1b, 2j, 2k, 2m, 2n, NE6/1). Request that the application goes to the Planning Committee. Chair informed residents present of next steps in the process. Cllr Nicholas joined the meeting at 8.10pm.

- **S/1080/16/FL** – Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings, Unit F, Broad Lane, Cottenham. Concerns raised about the suggestion that the drainage will run off into the ditch on Broad Lane and the access for the 2/3 bed properties via the industrial estate. No material considerations. CPC recommend approval. **APPROVED**.
- **S/1768/16/FL** – Proposed single storey rear extension and first floor front extension, 6 Pelham Way, Cottenham. CPC recommends approval. **APPROVED**. Cllr Ward left the meeting at 8.25pm.
- **S/1632/16/FL** – Change of use for land for siting of a mobile home, Land at North Fen Drove, Broad Lane, Cottenham. CPC recommends approval. **APPROVED**.

#### **SCDC Decision Notices:**

##### **Refused**

- **S/0582/16/FL** – Creation of independent dwelling, The Annexe, 11a Church Lane, Cottenham

##### **Tree Orders**

53 High Street – 2x Beech plants on right hand side of boundary, reduce height to approx. 5ft. Ash on left hand side, fell to height of fence panel (at 3ft). Approved subject to Tree Officer comments.

**16P/134. Planning Appeal** – consider comments, modifying/withdrawing previous representation regarding appeal for S/1818/15/OL – outline application for erection of up to 225 residential dwellings and up to 70 apartments with care, Land off Rampton Road, Cottenham. NB: appeal will be determined on the basis of an inquiry. Initial response was fragmented whereas our response regarding the application for 200 houses was more integrated. There was some confusion over the type of inquiry; this may yet to be decided.

Resolution that CPC submit a modified/integrated response to the appeal for S/1818/15/OL. **RESOLVED**. Cllr Morris to draft and submit.

**16P/135. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk to chase Tree Officer for response regarding Jolly Millers.

**16P/136. Date of next meeting** – 18<sup>th</sup> August. Apologies received from Cllr Mudd (holiday), Graves (work) and the Clerk.

**16P/137. Close of meeting** – 8.45pm

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