

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 5th July 2018 at 7.30pm

Present: Cllrs Kidston (Chair), Collinson, Graves, Morris, Ward, Wilson, Young and the Clerk

18P/111. Election of Chair – Consider election of Chair for the Planning Committee – Cllr Morris opened the meeting. Cllr Smith arrived 7.31pm. Cllr Kidston was proposed as Chair by Cllr Graves and seconded by Cllr Collinson. Cllr Kidston duly elected and took the Chair.

18P/112. Chairman's Introduction and Apologies – Apologies accepted from Cllr Mudd (personal).

18P/113. Any Questions from the Public or Press – None present.

18P/114. To accept Declarations of Interest and Dispensations – Cllr Collinson declared an Other Interest in items S/2150/18/FL and S/2151/18/AD and S/2363/18/FL and will take no part in the vote.

18P/115. Minutes – Resolution that the minutes of the Committee meeting held on 21st June 2018 be signed as a correct record. **RESOLVED.**

18P/116. Planning Applications:

- **S/2281/18/RM** – Reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon). Not much appears to have changed since last time. Same issue as Bellway site re. permeable surfaces and it isn't clear how these will be maintained. Infiltration – inconsistent info on water course with the D&A statement. Discussion regarding permeability and SUDs. Ponds in south east of the site are very separate from the main development and due to the topography the water would need to go sideways and uphill. Bulk of the estate appears to be roads that County Highways won't adopt or maintain. Persimmon have a poor history in Cottenham of getting roads adopted. Concerns raised re. the unsatisfactory management of the play area. No proof provided that the pedestrian access road onto Rampton Road belongs to the site and no info provided regarding maintenance and adoption. Concerns raised re. size of some of the houses, which are smaller than national guidelines. Noted that if build 1 bedroom houses they don't have to provide open space. Onsite open space is too small – have include SUDs in the calculation. Too much frontage parking and not enough parking spaces in general (average number of cars per house in Cottenham is 3). Giving snaking nature of the 'main' road, with inadequate parking it could be a safety issue. Trees: noted that screening has gone from the SW edge and more should be planted in the gardens. Good mix of houses but a few too many occurrences of same types together. There is a lot of general reliance on Building Control to ensure that everything is up to scratch and we doubt, given the sophisticated scheme like this, it will be enforced adequately. Concerns raised re. badger provision. Discussion regarding the foul water connection by The Rowells. CPC recommends refusal. **REFUSED.**
- **S/2150/18/FL & S/2151/18/AD** - Change of use from B1 to D1 with the introduction of a hanging sign to South West elevation and window graphics, 176A High Street, Cottenham. Concerns regarding parking provision for staff and drop off for pupils. No cycle parking provided. Window stickers are excessive. Happy with change of use but not with upstairs signage. Cllr Collinson took no part in the vote. S/2150/18/FL – CPC recommends approval. **APPROVED.** S/2151/18/AD – CPC recommends refusal. **REFUSED.**
- **S/2363/18/FL** - Porch and single and two storey rear extensions, 159 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2081/18/FL** - Change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beech Road, Cottenham (AMENDMENT). Same comments as previously apply: Concerns re. loss of openness and rural character, harm to the green belt. CPC recommends refusal. **REFUSED.**

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Tree Orders

- **S/2375/18/TC** - Purple Plum on right hand side at end of patio - reduce to 2.1m, 60 High Street, Cottenham. Approve subject to Tree Officer comments.

SCDC Decisions:

Approvals

- **S/2124/18/TC** – Following survey carried out by Argenta Tree Surveys the following was recommended: Red Oak - fell: rot with fungal fruiting bodies of Ganoderma at base + sunken bark lesion following up trunk from base indicating ongoing wood decay. Lime - fell: crown in advanced state of retrenchment (advanced dieback & decay), The Green High Street, Cottenham

Information Only:

- **S/2337/18/DC** - Discharge of condition 8 (Remediation strategy) of planning permission S/1952/15/OL, Land at Oakington Road, Cottenham (Bellway)

18P/117. Updated village design statements – to consider whether to enter an expression of interest in working with SCDC consultants on updated village design statement (by 23rd July) – Cllr Morris outlined. Queries regarding how it relates to the existing village design statement. Confirmed that our VDS will cease to exist under the SCDC Local Plan. Neighbourhood Plan has picked up some of the key areas. Query whether village design group would be interested. Clerk to make contact. Item noted.

18P/118. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Noted that situation with case 2/16 had improved. Waiting for EA report regarding Cottenham Skips. There was a condition issue at 2 Denmark Road which has already been resolved. Cllr Graves mentioned an issue on Histon Road with a ditch being piped without IDB consent which then flooded. Piping has been removed but was then shuttered and work done incorrectly. IDB following up.

18P/119. Date of next meeting – 19th July 2018

18P/120. Close of meeting – 8.55pm.

Signed _____ (Chair) Date _____