

**Minutes of the Planning Committee**

Held in the Village Hall, Recreation Ground, Cottenham on **Thursday 6<sup>th</sup> August 2015 at 7.30pm**

**Present:** Cllrs Morris (Chair), Collier, Collinson, Heydon, McCarthy, Nicholas & SCDC Cllr Harford and Jo Brook (Clerk), Sam McManners (Assistant Clerk)

**In attendance:** 11 members of the public

**15P/117. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Berenger (holiday), Bolitho (work), Mudd (holiday), Richards (personal) and Young (holiday).

**15P/118. Any Questions from the Public or Press – Standing orders to be suspended** – Resident spoke regarding application for 100 Histon Road. Wanted to know what powers the Parish Council had in the planning process. Raised concerns regarding flooding on the site as currently the owner has to dig holes as a soakaway after heavy rain. Wanted to know whether the property was in the flood zone. Also raised concerns about site contamination and believes that the title plan is incorrect. Cllr Morris outlined the power of the PC that we purely have an advisory role. Another resident spoke about the same application. He circulated a letter earlier in the day to the Parish Council which he will be submitted to SCDC. Has similar issues regarding the boundary and is currently finalising an extension to his own property which could be affected – they will look directly into his property. Traffic was also an issue, particularly access. Mirrored the points made by the previous resident regarding flooding. Agent for 182 High Street spoke to give further details of the application. The area at the back of the houses will remain as an eco-zone for use by the properties (incorporating the badger set). The proposals will also remove the need for the existing properties to park on the road. Placing bollards by the access in agreement with the Highways Authority.

**15P/119. 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 declarations received from those present.

**15P/120. Minutes** – Resolution that the minutes (circulated to members) of the Committee meeting held on 23rd July be signed as a correct record. **RESOLVED.**

**15P/121. Planning Applications for consideration**

- **S/1715/15/FL** – Outbuilding (retrospective), The White Hart, Twentypence Road, Cottenham – CPC recommends approval on the condition that the outbuilding is not used for separate occupation. **APPROVED.**
- **S/1668/15/PD** – Prior approval for change of use from agricultural building to 2 dwellings, 100 Histon Road, Cottenham – Cllr Morris didn't believe that the rules for permitted development had been adhered to because you can't change the size of the site. He showed details of the Environment Agency flood map which states that the site isn't in the flood zone however we do know that the land is very boggy in that area. Cllr Nicholas was concerned about the way in which the case had been put together by Acorus. There are no details of the windows etc. and he believed it would affect the amenity of 106 Histon Road. He also believed that the appeal decision from Hampshire didn't bear any relevance to this application. Cllr Heydon raised concerns about the materials being used (sustainability) and the traffic impact. The high speeds recorded by Speedwatch along this stretch of road plus the congestion during rush hour are considerations. Cllr Collier queried whether there was an accepted noise level given the gravel driveway. Clerk quoted DP/3 guidelines. Cllr Collinson stated that the property used to be subject to an agricultural restriction and therefore felt the application should be dealt with under a normal application rather than permitted development. It is not normal in this part of the village to build at the back and is out of character with the pattern of development for this part of the village. CPC recommends refusal on the following grounds:
  - The site is prone to flooding. DP/3

- Visual amenity impact on neighbours DP/3
- Risk of overlooking and loss of privacy DP/3
- Access issue between the existing buildings
- Increase in traffic, particularly with the gravel drive may cause noise issues
- Over development of the site in this part of the village
- Sustainability of materials DP/1
- No details provided of the proposed built structure
- We don't believe this is permitted development without extending the structure.
- **REFUSED.**
- **S/1707/15/FL** – Proposed 2 dwellings and garages, 182 High Street, Cottenham – Cllr Collier thought the proposals were a good use of enhancing an unloved site and it was generally agreed that the houses were of good design. Concerns raised that the traffic exiting the site and that the entrance/exit was substandard despite the application stating that it will reduce current vehicle movements. Cllr Heydon commented that Speedwatch haven't recorded speeds above 33mph along this stretch of High Street however did raise concerns about pedestrian safety. CPC recommends approval. **APPROVED.** Cllr Collinson voted against the application purely on the highway safety issue.
- **S/1566/15/AD** - Erection of 1 Non Illuminated Fascia Sign, 1 Non Illuminated Projector Sign & 3 Non Illuminated Window Vinyl Signs - 222, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RZ (Pharmacy) – Although not a listed building it could be in the curtailage of Gothic House. CPC recommends approval. **APPROVED.**
- **S/1806/15/FL** - Extension, Veranda, Porch & Detached Garage, Church Lane Farm, Church Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SN – CPC recommends approval. **APPROVED.**
- **S/1815/15/FL** - Demolition of B8 Industrial Units and Erection of 10 dwellings, Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham, Cambridge, Cambridgeshire, CB24 8SW – It was noted that there were no garages and Cllr Heydon queried the permeability of the site. Standing Orders suspended at 8.43pm. SCDC Cllr Harford said that the West Berkshire & Reading judicial review had been successful and therefore there will be a requirement for affordable houses on this development. Resident raised concerns about parking of visitors to the site; they need to be able to park off road. Concerns also about primary school capacity. Standing Orders reinstated at 8.45pm. Cllr Nicholas mentioned the fact that the trees on the site were cut down before this application was submitted. CPC recommends approval with the following conditions:
  - We want to see affordable housing incorporated.
  - Mitigation of primary school places.
  - Consideration for off-street parking of non-residents (widen proposed driveways)
  - Verification of the permeability of the site**APPROVED.**

#### Decisions made by SCDC

##### Approvals

- **Ref. S/1304/15/FL** - Single storey rear extension, 209, High Street, Cottenham

##### Withdrawn

- **S/0529/15/FL** - Erection of single storey extension to rear of dwelling, 244, High Street, Cottenham, Cambridgeshire, CB24 8RZ

##### Tree Order – for information only

41 High Street – fell 5 Leyland cypress trees

**15P/122. Infrastructure Providers Forum** – to consider feedback from meeting – Cllr Morris outlined. Cllr Harford left the meeting at 8.50pm. The planners now have to bend over backwards to put the mitigating factors up front. In outline, the County Council Education team have to declare the number of school places, Highways must provide their demands plus health demands. They now have to work out a second school and that would become a condition on Gladman however up to 5 developers could share that cost.

There is no perceived issue regarding numbers at CVC. There is an issue around putting in a cyclepath to the Oakington guided bus but this is too expensive for just one developer. The NHS weren't present at the meeting and a separate meeting is being set up. There is also pressure on leisure facilities. It may mean a better bus service being provided. The library has already submitted their requirements.

**15P/123. Three Horseshoes** - to consider appropriate action concerning the works at the Three Horseshoes – Cllr Heydon declared a non-pecuniary interest and took no part in discussions. Cllr Morris stated that we have received a complaint regarding the state of the property. This is a 'works' and as such the drop by the pavement should be protected. Cllr Collinson stated that although the building itself isn't causing a danger the works have been ongoing for approximately 25 years. We should express a general concern about the safety of the site and ask Enforcement to take a look. Resolution for the Clerk to contact SCDC Enforcement team to request a site visit. **RESOLVED.** Cllr Heydon abstained.

**15P/124. Date of next meeting** – 20<sup>th</sup> August

**15P/125. Close of meeting** – 9.05pm.

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