

## **Cottenham Parish Council Planning Minutes**

Held in the Parish Office, Right Side Entrance, Community Centre, 250a High Street, Cottenham  
On **Thursday 6<sup>th</sup> February 2014 at 7.15**

**Present: Cllrs Burton (Chair), Bolitho, Bristow, Heydon, Nicholas, Rowley and Jo Brook (Clerk) and SCDC Cllr Harford**

**In attendance:** 5 members of the public

**14/045. Any Questions from the Public or Press – Standing orders to be suspended – none.**

**14/046. Standing Orders re-instated - Chairman's Introduction and Apologies – Cllr Collier.**

**14/047. Declarations of Interest** To receive disclosures of pecuniary and non-pecuniary interests from Councillors on matters to be considered at the meeting – none.

**14/048. Planning Applications for consideration**

- S/0458/14/CC – Two storey extension following demolition of single storey wing; single storey extension, refurbishment and associated works; and two temporary classrooms for up to two years – Cottenham Primary School, Lambs Lane, Cottenham – The extension is necessary to take increased numbers at the school and is due to be completed in 2015. Cllr Nicholas reiterated that it was a need rather than want by the school and that it would be extremely beneficial for the pupils. Cllr Bristow felt that it wasn't within our remit to comment on the application. Cllr Heydon detailed the improved transport arrangements. It was confirmed that after the build has taken place there would be no temporary buildings. CPC recommends approval. Agreed unanimously.
- S/2702/13/FL – Replacement of No. 3 The Lakes (two bedroom basement flat) with single-storey three bedroom dwelling through the change of use and minor alteration of an existing outbuilding, 3 The Lakes, Twentypence Road, Cottenham – Cllr Heydon highlighted the SCDC legal team advice regarding S106 and SCDC Cllr Harford said that District were on the verge of getting the applicant to sign the S106 agreement. The existing tanking will be removed as part of the agreement and a 3 month timescale has been agreed. Cllr Harford has asked for an enforcement notice to be put in place in case this work isn't carried out; this would put District in a stronger position. Cllr Nicholas mentioned that some of the items in the planning inspectorate refusal decision hadn't been changed/addressed and there was no way of making some of those changes. Cllr Bristow queried why the application had come back if it had been refused on appeal however Cllr Harford stated it was because it was sufficiently different from the original application. Cllr Burton read out the key points of the appeal. Cllr Harford clarified that there is currently permission for 6 units and by taking out the basement flat this still leaves 6 units. She didn't think that we could use the appeal decision as material considerations. It was noted that the flood risk assessment on the application was wrong and that one of the buildings is within 20m of a watercourse. The application would appear to be contrary to SCDC's policy HG7 which mentions like for like replacement and this application would appear not to be the case. CPC recommends refusal on the following grounds:
  - We believe that the dwelling has been abandoned because it is unfit for habitation.
  - The impact on open countryside.
  - We believe that the proposed dwelling is more than 15% of the size of the building that it is replacing.
  - The reasons that the Planning Inspectorate gave are still valid.

Refusal agreed unanimously.

- S/0025/14/FL – Erection of dwelling and vehicular access, 3 Histon Road, Cottenham – Cllr Burton highlighted the objection letter received which concentrated on drainage issues for 5 Histon Road. Cllr Bristow mentioned that there appeared to be a precedent for building at the back of the land. The objection seemed reasonable. Cllr Nicholas thought that it would be impossible to see the building from the road so there would be no impact on the street scene; it has also been designed to fit in. CPC recommend approval with conditions:
  - That there be no adverse impact on 5 Histon Road.
  - No parking by builders on Histon Road during the build.
  - No deliveries on Sunday and restricted to 10-3pm weekdays and up to 12 noon on Saturday.

Approved unanimously.

- S/0023/14/OL – Erection of detached dwelling and garage with access, land r/o 31 Histon Road, Cottenham – Cllr Nicholas noted that the dwelling would be quite a distance from neighbouring properties and that the access appeared ok. Cllr Burton read out the pre-application advice. Cllr Bristow voiced concerns that there may be light issues depending on the design. CPC recommends approval. Agreed unanimously.
- S/0027/14/FL – Proposed conversion of existing outbuilding to form annexe, 57 High Street, Cottenham – Cllr Bristow thought that there was a precedent for this type of development. Cllr Nicholas went through the previous reasons for refusal. It was noted that the height has now been reduced to take the refusal decision into account. CPC recommends approval. Agreed unanimously.
- S/2743/13/FL – Erection of single dwelling (amended scheme from previous permission S/1516/11), retrospective, land at 315 High Street, Cottenham – the application shows only minor changes (less windows). CPC recommends approval. Agreed unanimously.
- S/0032/14/FL – Rear extension, part two storey, part single storey, 22 Rampton Road, Cottenham – there was discussion as to whether the design would impact the street scene. It was noted that the roof line had changed since the original application. CPC recommends approval. Agreed unanimously.
- S/0057/14/LB – Fit 2 small conservation roof lights to kitchen roof at rear of house. Adjust the positioning of a door opening (to pantry) within kitchen – 35 High Street, Cottenham – CPC recommends approval. Agreed unanimously.

**14/049. Close of Meeting – 8.45pm**

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