

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on **Thursday 8th September 2016 at 7.30pm**

Present: Cllrs Morris (Chair), Bolitho, Graves, Nicholas and Ward and the Clerk

In attendance: 3 members of the public

16P/150. Chairman's Introduction and Apologies – apologies accepted from Cllrs Collinson (sick) and Mudd (sick)

16P/151. Any Questions from the Public or Press – Standing orders to be suspended 7.31pm. Resident spoke regarding S/2117/16/FL. The development is directly behind their property on Sovereign Way. Amenity would be affected since their main rooms are to the rear of the property and would therefore be overlooked; there would be a loss of privacy and light. There is a small window on the back of the proposed properties which potentially would overlook their garden. Believe this is over development of the site and constitutes backland development in a conservation area. Denmark Road is linear in nature and the proposals go against this design. They have also seen hedgehogs in the rear garden which are a priority species.

Second resident spoke against the demolition of 2 Denmark Road which is in the conservation area. Concerned that this would set a precedent. Considered it to be over development of the site. He also spoke in relation to S/2109/16/FL. Can't find SCDC lamppost notices regarding the application and only 2 residents from Cundell Drive have been directly notified despite the proposal affecting the whole street. Noted that the original outline application implied that the house had a garden but this isn't the case with the full application. The house has only got one parking space which would mean a second vehicle parking on the road, close to the entrance of Cundell Drive. Wanted to know how the property would be built without considerable disruption to residents of Cundell Drive. Roadway is a brick construction which would need to be lifted to put in services etc. Standing Orders reinstated 7.40pm.

16P/152. 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 received.

16P/153. Minutes – Resolution that the minutes of the Committee meeting held on 18th August be signed as a correct record. **RESOLVED.**

16P/154. Planning Applications:

- **S/2117/16/FL** - Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access, 2 Denmark Road, Cottenham. PPG 15 requires a structural engineers report to demolish a house in a conservation area and there isn't one with this application. The Design & Access statement says that the property is in poor condition but nothing is mentioned about actual structural problems. It was noted that the property is a good example of a traditional workers cottage in the village; it is also in a prominent location, being close to the war memorial. The visibility splays may need to be 70m due to the location. A previous application was withdrawn and a highways report stated there were problems with the proposed splays at that time. Location is close to a main junction and concerns were raised about potentially 8 vehicles exiting onto the road in this location. Would set a precedent for backland development. A recent application (S/1723/16/FL) for Broad Lane was refused on environmental impact grounds (noise) due to the adjacent industrial estate; there are similar issues with this site affecting the 2 rear properties. Cars accessing plots 4 & 6 will affect the residential amenity of plots 2 & 8. CPC recommends refusal. **REFUSED.** Reasons:

Demolition – there is insufficient evidence provided of structural problems and the property is a good example of the traditional Cottenham workers cottage. Independent structural engineers report required. Even if the property is proved to be unsound, there need to be measures in place to reuse materials as per PPG15.

Design – not convinced that the design of the new builds are adequate in design.

Access – the 4 properties would access directly onto Denmark Road, too close to the junction with the High Street.

Backland development – extra traffic and over development of the site in a Conservation Area. Contrary to SPD 2.8 and 2.9. Cottenham also has a strong linear street design. Additionally the 2 rear properties are close to an industrial estate which could impact residential amenity. Loss of privacy and overlooking to properties in Sovereign Way. There is no light survey provided and given the orientation of the 2 rear properties they would impact on the light of properties in Sovereign Way. CPC would like this application referred to the SCDC Planning Committee.

- **S/2109/16/FL**– Dwelling, 33 Telegraph Street, Cottenham. Concerns raised that only 1 parking space indicated on the plans. Cllr Nicholas noted that the location of the house on the plot is a different line to those on Cundell Drive which means the window will overlook the neighbouring property. CPC recommends refusal. **REFUSED**. Over development of the plot, number of parking spaces allocated are less than required (1 instead of 2), property is in the Conservation Area therefore the design is out of character. Standing Orders suspended 8.30pm. Resident reiterated construction issues. Standing Orders reinstated 8.30pm. CPC suggest that conditions are put in place regarding construction vehicles so that neighbouring properties aren't inconvenienced and access maintained to Cundell Drive.
- **S/1591/16/LB** – Retrospective application for gate, The Old Rectory, 2 High Street, Cottenham. Objection received from resident citing highways safety issues. CPC recommends approval. **APPROVED**.

SCDC Decision Notices:

Approved

- **S/1628/16/LB** - The demolition and removal of a small dilapidated outbuilding at the north side of the churchyard, All Saints Church, High Street, Cottenham
- **S/1503/16/FL** – Proposed dwelling, alteration and modernisation of existing dwelling including loft conversion. Extended dropped kerb and parking to frontage plus removal of existing single garage, 11 Oakington Road, Cottenham
- **S/1768/16/FL** – Proposed single storey rear extension and first floor front extension, 6 Pelham Way, Cottenham
- **S/1348/16/FL** - Second storey side extension over existing garage, 7 Goldfinch Drive, Cottenham
- **S/1676/16/LD** - Lawful development certificate for proposed installation of two rooflights on the south east elevation, 86 Rampton Road, Cottenham
- **S/0106/16/FL** – Retention of extension and conversion of garage to form granny annexe, 90 Rooks Street, Cottenham

Refused

- **S/1723/16/FL** - Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings, Unit F, Broad Lane, Cottenham

HM Inspectorate

Refusal

- **S/0269/16/FL** – Two storey rear extension to dwellinghouse, 15 New Town, Cottenham

Tree Orders

- 300 High Street – 6x lime trees to front boundary reduce crowns by 30% and raise crowns over road by 5m, remove epicormic growth and thin remaining crowns by 10%. 1x lime tree (RHS of drive), crown reduce by 30%, lift to 5m over driveway, remove epicormics growth and thin remaining crown by 15%. Approved subject to Tree Officer comments.

- 16P/155. Enforcement** – Clerk outlined updates from Enforcement Officers. Regarding Gothic House, Charlie Swain has been in contact with Andrew Dearlove from Building Control who has proposed similar repairs to those done previously. Enforcement will also discuss with Conservation what can be done as to the future of the building moving forward; the most extreme measure would be compulsory purchase. Cottenham Tyres (210 High Street) do require planning consent and this will be progressed. 236 High Street are works that are being carried out in order to save the building from collapse. Roof tiles have been removed to reduce the weight whilst the rear wall is being rebuilt and original materials will be used. This work does not require planning consent, only building regs which are in place have.
- 16P/156. Old Labour Hall** – consider submitting letter to Enforcement to request remedial works to rear of property – Clerk to write letter expressing concern about the state of the rear garden and request clearance within a reasonable amount of time (2 months).
- 16P/157. Date of next meeting** – 22nd September
- 16P/158. Close of meeting** – 8.45pm.

DRAFT