

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on **Thursday 6th July 2017 at 7.30pm**

Present: Cllrs Mudd (Chair), Bolitho, Collinson, Graves, McCarthy, Morris, Nicholas, Ward, Wilson, and Assistant Clerk

17P/119. Chairman's Introduction and Apologies - Apologies accepted from Cllr Young (personal)

17P/120. Any Questions from the Public or Press – Standing orders to be suspended - None present

17P/121. 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. (NB this does not preclude any later declarations).* Cllr Mudd declared a non-pecuniary interest in S/1488/17/FL - personal friend of owner and will take no part in discussions.

17P/121. Minutes – Resolution that the minutes of the Committee meeting held on 22nd June 2017 be signed as a correct record. **RESOLVED**

17P/122. Planning Applications:

- **S/1488/17/FL** – Extensions, detached garage and new vehicular access, 31 Histon Road, Cottenham. Cllr Morris chaired this part of the meeting. Cllr Collinson noted increase in number and size of windows, Cllr Morris queried extra access to road. Cllr Nicholas asked if highways objected to the extra access? Cllr Morris footprint 30% increase. Cllr Collinson noted that the visibility splays not clear on plans; Cllr Morris said that the verges provide splays. Cllr Wilson pointed out that work on the driveway had already begun. Although an extra driveway had been added, there would be no increase in the number of vehicles. CPC recommends approval. **APPROVED.**
- **S/1920/17/FL** - Creation of a vehicle recovery depot including the erection of a portable office and portable building for vehicle inspection and storage, Dickerson Industrial Site, Ely Road, LANDBEACH – **flood risk assessment received.** Cllr Collinson read out last paragraph of report. Cllr Mudd outlined previous comments. Cllr Nicholas said that it met with NP need for local businesses/employment. CPC recommends approval. **APPROVED.**
- **S/2123/17/LD** - Lawful Development Certificate - proposed single storey rear extension, 20 Wilkin Walk, Cottenham. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/2272/17/TC** – Eucalyptus at front – fell, 60 Rooks Street, Cottenham – Cllr Collinson no reasons given for felling. Cllr Bolitho thinks reason should have been given in application as within conservation area. Acceptable subject to Tree Officer comments.

SCDC Decisions

Approvals:

- **S/1469/17/FL** – All Weather surface equestrian riding arena, Paddock, Church Lane, Cottenham
- **S/1130/16/FL** - Erection of barn (For Non-Agricultural Grounds maintenance use), Chear Fen Farm, Long Drove, Cottenham
- **S/1133/16/FL** – Erection of a manager's dwelling (to replace existing mobile home), Chear Fen Farm, Long Drove, Cottenham

For information only:

- **S/1830/17/VC** – Discharge conditions 3,4, 5, 10 and 12 of planning consent S/1794/16/FL for erection of 2 dwellings with new highway access and 2 No. parking spaces for No. 32 Rampton Road, 32/34 Rampton Road, Cottenham

17P/123. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Case 5/17 - notices served 3rd July 2017. Case 7/17 - Cllr Wilson asked what the timescales were. Case 6/16 - increasingly concerned no action being taken particularly given safety of masonry. Resolution that Cllr

Mudd write to Charlie Swain expressing our concerns at no action. **RESOLVED.** Cllr Mudd to liaise with Clerk. Case 4/17 - Cllr Graves reported that lorries are still delivering, mostly at weekend, and are coming from Cottenham Recycling, also some on Tuesday 4th July.

- 17P/124. Planning Appeal** – consider withdrawing comments in relation to householder appeal against refusal for two storey front extension to existing dwelling plus internal alterations and changes to rear doors and windows, 2 The Lakes, Twentypence Road, Cottenham. Defer to next meeting. If we have been misrepresented, we need to complain. Cllr Morris gave example of case going to High Court where SCDC has put one wrong word on a form. Committee to check CPC comments from relevant minutes before deciding whether to withdraw.
- 17P/125. Speculative developments (update)** – to receive notes from meetings with Prime Homes, Manor Oak and Bellway – re Prime Crest Cllr Nicholas asked if SCDC were happy with the location, particularly roundabout? Cllr Morris said that housing dept is, but nothing had gone to planning/highways at the time of the meeting. Manor Oak - Cllr Collinson attended a meeting of the Mobile Warden Scheme Committee last week and they were horrified at location re bends on Beach Rd. Open space comments absolutely right (reference costs) - need to make sure that the right fee is agreed upon. Cllr Mudd stated that all points will be considered during planning application process. Cllr Morris said that it was the most suitable and sustainable location we have. Cllr Morris outlined Bellway meeting. Cllr Collinson highlighted problems with building un-adopted roads e.g. permeable road surface – there is a question of who maintains them. Cllr Mudd said that funds could come from S106 monies. Cllr Collinson said that we need to push for adopted roads only. Cllr Morris noted they have to be permeable due to surface water issues.
- 17P/126. CPRE Planning Workshop** – to consider attendance at workshop ‘Understanding the planning system and responding to planning applications’ on Thursday 2nd November, 9.30am-1.30pm. Cost £40 for up to 2 delegates (non-member rate) – defer to 3rd August 2017 meeting.
- 17P/127. Date of next meeting** – 20th July 2017
- 17P/128. Close of meeting** – 8.30pm

Signed _____ (Chair) Date _____