

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 4<sup>th</sup> October 2018 at 7.30pm

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

**18P/166. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (work), Mudd (sick), Nicholas (sick), Smith (work). Cllr Young arrived at 7.31pm.

**18P/167. Any Questions from the Public or Press** – None present.

**18P/168. To accept Declarations of Interest and Dispensations** – None given.

**18P/169. Minutes** – Resolution that the minutes of the Committee meeting held on 20<sup>th</sup> September 2018 be signed as a correct record. **RESOLVED.**

**18P/170. Planning Applications:**

- **S/3461/18/RM** - Proposed internal renovations, external front and rear facade redressed in insulation & brickwork, rear to be insulated & rendered. New roof configuration with dormer to rear in standing seam zinc, 45 Telegraph Street, Cottenham. Important for brick to match as much as possible. CPC recommends approval. **APPROVED.**
- **S/3409/18/VC** - Variation of Condition 4 (wording of obscured glazing window condition) of planning consent S/2015/18/FL for two storey and single storey rear extension, Braemar, 150, Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3383/18/FL** – Single storey rear extension, 7 Harlestones Road, Cottenham. Noted that the applicant is a CPC contractor. CPC recommends approval. **APPROVED.**
- **S/3244/18/PA** – Prior approval for single dwelling, Barn 1, Land Adj, Setbroad Farm, Oakington Road, Cottenham. Lack of information to meet policy H/17. CPC recommends refusal. **REFUSED.**
- **S/3054/18/OL** - Outline Planning Application for Residential Dwelling with all Matters Reserved except for access, Land to rear of numbers 62 and 64 Histon Road, 64 Histon Road, Cottenham. Query whether the site is partially in the greenbelt and it is certainly adjacent. Noted neighbour comment that gardens regularly flood and that there is a water course running through the middle of the plots. There is a lack of safe vehicular access and loss to neighbour amenity. Contrary to policy H/16. CPC recommends refusal. **REFUSED.**
- **S/3578/18/PA** - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Haelan Feld, Twenty Pence Road, Cottenham. Site is in zone 2 and therefore a flood risk. CPC recommends refusal. **REFUSED.**
- **S/3140/18/FL** - Erection of two storey side extension and change of use of scrub land to residential, 8 The Dunnocks, Cottenham. There is a no information regarding the ditch running alongside the scrubland which ensures the safe passage of surface water from the High Street/Watsons Yard to the Moat area and this may need culverting measures. Currently this ditch hasn't been maintained by the owners. Additionally we are concerned about the loss of biodiversity and no species scoping study has been undertaken. The scrubland was noted in 2015 to have badgers on the site (see application S/1707/15/FL which then owned the site). That application also mentioned archaeology on the site and again no study has been undertaken. We strongly endorse the pre-application comment that only the space necessary applied for to become residential curtilage. CPC recommends refusal. **REFUSED.**

#### SCDC Decisions – approvals

- **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, Beach Road, Cottenham
- **S/2702/18/FL** - To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Fields, Lambs Lane, Cottenham

#### Refusals

- **S/2711/18/FL** - Retrospective- Single storey side extension and double garage. Single storey rear extension with link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twenty Pence Road, Cottenham

**For information only**

- **S/3337/18/DC** – Discharge of Condition 17 (Renewable Energy) of Planning Application S1952/15/OL, Land at Oakington Road, (Bellway)

**County Council Decisions – refusal**

- **S/3372/17/CW** - Application for the construction and development of a Waste Recovery Facility, Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach

- 18P/171. Joint Minerals & Waste Local Plan** – consider suggested Cottenham sites put forward by 31<sup>st</sup> October 2018 – Cllr Collinson raised concerns about the site to west of the B1049 which goes up to the river so could affect wildlife. Transfer of materials off-site should not be allowed to impinge on the B1049 through Cottenham. Cllr Morris noted a possible risk to Car Dyke which runs close to the site so needs to be treated sensitively. Resolution to submit comments. **RESOLVED.**
- 18P/172. Waterbeach New Town SPD** – consider response to consultation by 26<sup>th</sup> October – Cllr Kidston noted very sparse information regarding how the development relates to Cottenham and there is a lack of connectivity. Wider impact on neighbouring villages needs to be taken into account. Resolution to respond noting lack of connectivity to Cottenham. **RESOLVED.**
- 18P/173. Appeal: land adj to 236 Histon Road** – consider written response to appeal by 22<sup>nd</sup> October – Previous comments still stand. Since the original application the Local Plan has been adopted so there's no justification to go outside the current policies. Resolution to respond with additional comment. **RESOLVED.**
- 18P/174. Appeal: land off Beach Road (Manor Oak)** – consider written response to appeal by 22<sup>nd</sup> October – Previous comments still stand. Since then the Local Plan has been adopted and SCDC have a 5 year land housing supply. There is no apparent special case for this site. Furthermore it is protected by a system of ditches which aren't maintained but are critical to Cottenham's drainage. Resolution to respond with further comments. **RESOLVED.**
- 18P/175. SCDC Planning Committee** – consider attendance at meeting on 10<sup>th</sup> October in relation to any Cottenham items on the agenda – No Cottenham items on agenda.
- 18P/176. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 5/16: trees will be planted at the end of November. Case 5/18: gate progressing (CPC will need to approve). A further flytipping report has come in late today. Case 11/18: issues with scaffolding which are being dealt with by Streetworks. Case 9/18: A report has been made to the EA and an enforcement letter being sent. Case 2/16: appreciate the works that have been done. Resolution to close the case. **RESOLVED.**
- 18P/177. Date of next meeting** – 18<sup>th</sup> October 2018. Cllrs Wilson (meeting) and Ward (holiday) gave apologies.
- 18P/178. Close of meeting** – 9.04pm

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