

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**10<sup>th</sup> January 2019**

## 19P/004. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 20<sup>th</sup> December 2018 at 7.30pm

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

**In attendance:** 1 member of the public

**18P/221. Chairman's Introduction and Apologies** – apologies accepted from Cllrs Bolitho (personal), Graves (personal), Mudd (personal), Nicholas (sick).

**18P/222. Any Questions from the Public or Press** – Standing orders suspended and reinstated 7.33pm.

**18P/223. To accept Declarations of Interest and Dispensations** – None received.

**18P/224. Minutes** – Resolution that the minutes of the Committee meeting held on 6<sup>th</sup> December 2018 be signed as a correct record. **RESOLVED.**

**18P/225. Planning Applications:**

- **S/4580/18/FL** - Garage conversion to create habitable annex and new garage/workshop, 326 High Street, Cottenham. Item brought forward. Site is in the conservation area and next to a listed building. Principle of design acceptable however concerns raised regarding flat roof and whether that fits with conservation area design, condition that it should not be sold as separate dwelling, no short term lets (which would affect neighbour amenity) and should only be occupied in conjunction with family. Standing Orders suspended 7.45pm. Applicant stated that the current garage wasn't used as a garage and was only for storage purposes. Had looked at moving but enjoy living in the village so would like to remain. Works from home occasionally so annexe would be used for that plus for visiting family. Proposed garage is better described as a storage shed and won't be used for a car hence lack of access. Has consulted with neighbours on all sides and boundaries won't be changing. No affect on the street scene. Standing Orders reinstated 7.56pm. Usage of both proposed annexe and garage need to be clearer in the application and there is a lack of logic. SCDC Design Officer may raise concerns about the flat roof. Inadequacy of parking. CPC recommends refusal. **REFUSED.**
- **S/4520/18/FL** – Change of use from use class B2 (General Industry) to B8 (Storage or Distribution), Unit 2, Industrial Estate, Broad Lane, Cottenham. Contrary to policy E14. No information to show that building was advertised under current use class and no evidence for case to reduce potential employment use. Possible noise issue with increased vehicle movements. CPC recommends refusal. **REFUSED.**
- **S/3896/18/FL** - Proposed two storey rear extension and conversion for habitable use to garage and workshop, and installation of roof lights and external alterations, 50 Denmark Road, Cottenham. In the conservation area and is near listed buildings. Noted that the alterations will be an improvement to the existing building. Should not be sold on separately and must be linked to the main house. Parking provision should be extended to allow space for turning. CPC recommends approval. **APPROVED.**
- **S/2728/18/FL** - Demolition of B8 Industrial units and erection of 9 residential units, Unit F2, Broad Lane Industrial Estate, Cottenham (AMENDMENT: Revision to layout to retain partial section of hedge of ecology buff). Original comments still stand and have not been addressed. CPC recommends refusal. **REFUSED.**
- **S/4540/18/PN** - Application for prior notification of agricultural or forestry development – Proposed Agricultural building, Lambs Cross, Rampton Drift, Oakington And Westwick. Noted (application has already approved).

**For information only**

- **S/4476/18/DC** - Discharge of conditions 3 (materials) 4 (landscaping) 10 (traffic management plan) and 12 (contamination risk assessment), The Orchards, Beach Road, Cottenham

**SCDC Decisions – Approvals**

- **S/3796/18/FL** – First floor rear extension, 7 Goldfinch Drive, Cottenham

**SCDC Decisions – Refusals**

- **S/3749/18/FL** – Variation of conditions 2 (approved plans) and 3 (seasonal use) of planning consent S/2420/13/VC for variation of condition 2 of application S/0461/12/VC (Second application), Chittering Park, Ely Road, Chittering

**Tree Orders**

- **S/4548/18/TC** – Norway Maple – fell, 329 High Street, Cottenham. No detail given for felling of the tree in a significant location. CPC recommends refusal. **REFUSED.**

**18P/226. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Updates given for case 14/18 which can now be closed. Clerk to get update for case 5/16.

**18P/227. Date of next meeting** – 10<sup>th</sup> January 2019

**18P/228. Close of meeting** – 8.39pm.

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

## 19P/005. Planning Applications

- [S/4675/18/OL](#) – Outline planning permission for a New dwelling All Matters Reserved, 144 Histon Road, Cottenham
- [S/4627/18/FL](#) - Single storey rear extension, rendering of existing property, and replacement windows, 144 Histon Road, Cottenham
- [S/4355/18/FL](#) - Installation of cricket batting and bowling training area, Land behind Cottenham Sports Pavilion, King George V Playing Field, Recreation Ground, Cottenham

### SCDC - For information only

- [S/4643/18/DC](#) - Discharge of Conditions 15 (plant equipment), 19 (travel plan) & 30 (extraction/filtration equipment) of planning consent S/0678/12/OL, Cambridge Research Park, Plot W, Beach Drive, Landbeach
- [S/4631/18/DC](#) - Discharge of condition 6 (boundary treatment) of planning consent S/1952/15/OL for outline application for the demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access, Land off Oakington Road, Cottenham

### SCDC Decisions – Approvals

- [S/2705/18/FL](#) – Reconfiguration of the public play area to allow for the erection of a single storey, standalone nursery building, with additional car parking and access road modification, King George V Playing Fields, Lambs Lane, Cottenham

### SCDC Decisions – Refusals

- [S/3926/18/VC](#) – Variation of condition 2 (occupancy of annexe) of planning consent S/2479/18/FL for retrospective application for conversion of outbuilding to annexe, 101 High Street, Cottenham

### Cambridgeshire County Council – Approvals

- [S/0088/18/CM](#) - Extraction of sand and gravel, restoration using inert material and inert waste recycling, Mitchell Hill Farm, Twentypence Road, Cottenham

### HM Planning Inspectorate Decisions – Refusals

- [S/0012/18/OL](#) – Outline permission for up to 50 houses, Land off Beach Road, Cottenham
- [S/2711/18/FL](#) – Retrospective - Single storey side extension & double garage. Single storey rear extension + link to lower ground floor accommodation below adjacent flat, 4 Lake House, The Lakes, Twentypence Road, Cottenham (appeal turned away)

## **19P/006. SCDC Local Plan**

Dear Parish Council

You will be aware that on 27 September 2018, the [South Cambridgeshire Local Plan](#) was adopted and the [Adopted Policies Map](#) was agreed for publication

The Council is very mindful of both the environmental and financial impacts of printing large documents and would ask you to consider if you could rely on the on-line version of the Local Plan and Policies Map on the South Cambridgeshire website ( Links to which are provided above). If you consider this would not be suitable for your Parish Council then we will provide a single printed copy for your reference.

If you would like a free printed copy of the Plan could you let us know by either responding to this email or telephoning our team on 01594 713183 by 18 January 2019. There would be a charge of £36 (plus £3 P&P if appropriate) for any additional or replacement copies of the Plan plus Policies Map.

Thank you.

**Caroline Hunt** | Planning Policy Manager