

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**21<sup>st</sup> February 2019**

## 19P/033. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 7<sup>th</sup> February 2019 at 7.30pm

**Present:** Cllrs Young (Chair), Collinson, Graves, Kidston, Morris, Smith, Ward, Wilson

**19P/021. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Mudd (sick) and Nicholas (sick).

**19P/022. Any Questions from the Public or Press** – None present.

**19P/023. To accept Declarations of Interest and Dispensations** – None given.

**19P/024. Minutes** – Minor typos amended. Resolution that the amended minutes of the Committee meeting held on 24<sup>th</sup> January 2019 be signed as a correct record. **RESOLVED.**

**19P/025. Planning Applications:**

- **S/4571/18/FL** – Erection of 1.8, timber fence, 33 Telegraph Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/0177/19/FL & S/4850/18/LB** - Installation of PV Solar panels fitted to rear extension, White Cottage, 82 High Street, Cottenham. Noted that the Listed Buildings SPD states PV panels are inappropriate. Commend the idea of green energy. CPC recommends approval (split vote). **APPROVED.**
- **S/0260/19/LB** - Replacement of utility room window, installation of double sided wood burner in the existing fire place and replacement of solid damp floor in living room, 307 High Street, Cottenham. Window acceptable. Provided that the pammant floor isn't original then the proposals are acceptable. Mindful of wood burner efficiency/air pollution in light of the government's Clean Air Strategy. CPC recommends approval. **APPROVED.**

**SCDC - For information only**

- **S/0050/19/DC** - Discharge of Conditions 27(Noise) & 28 (Roads, Pedestrian & Cycle Route) of Planning Application S.1952.15.OL – Demolition of existing barn & construction of up to 50 dwellings with all matters reserved except for access, Land at Oakington Road, Cottenham (Bellway). Noted that the application couldn't be found on the SCDC website.

**SCDC Decisions – Approvals**

- **S/2728/18/FL** – Demolition of B8 Industrial units and erection of 9 residential units, Unit F2, Broad Lane, Cottenham
- **S/2281/18/RM** - reserved matters for the Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline planning permission S/1606/16/OL for the erection of up to 121 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon)
- **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
- **S/3744/18/FL** - Extension and Loft Conversion, 17 Ellis Close, Cottenham
- **S/4520/18/FL** - Change of use from use class B2 (General Industry) to B8 (Storage or Distribution), Unit A, Industrial Estate, Broad Lane, Cottenham

**19P/026. Bellway public open space** — consider the principle of taking over the Green Space for a suitable fee – waiting further information from James Fisher. Noted that some trees are along the ditch line which would give us the ditch to maintain too. Concerns raised regarding where this ditch links to and the implication of the ditch at the front of the site being filled in. Cllr Morris will lodge an

objection with Julie Ayre at SCDC regarding the filling in. Resolution that we look to take over the open space on the Bellway development in principle subject to suitable commuted lump sum and that area is brought into suitable condition (including appropriate drainage coming off the site).

**RESOLVED.**

**19P/027. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Clerk gave update to 5/17. SCDC Cllr Wilson following up.

**19P/028. Date of next meeting** – 21<sup>st</sup> February 2019

**19P/029. Close of meeting** – 8.20pm.

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

## 19P/034. Planning Applications:

- [S/0019/19/FL](#) & [S/0152/19/LB](#) – Retrospective planning permission for the repair of wall, Lewis House, 188 High Street, Cottenham

### Tree Orders:

- [S/0383/19/TC](#) - Cedar (T1) - Crown thin by 20% to prevent further wind damage; and Eucalyptus (T2) - Crown reduce by 2ms to reduce excessive shading, 41 Denmark Road, Cottenham
- [S/0384/19/TP](#) - 1a. Yew – fell, 23 Corbett Street, Cottenham
- [S/0444/19/TC](#) - The tree is identified on the attached plan. The works are identical to the works undertaken following approval in Sept 2015 (C/11/40/020 JP01). I would be grateful for a quick reply to beat the nesting season, 273 High Street, Cottenham
- [S/0525/19/TC](#) - Weeping Ash (T1) - cut back the re-growth, reducing the height and width by 1 to 1.5 metres, back to the former shape, 11 Histon Road, Cottenham

### SCDC - For information only

- [S/0426/19/DC](#) - Discharge of conditions 6 (Travel plan), 7 (Construction management plan), 8 (Boundary treatment), 14 (External lighting), 15 (Ecological enhancement), 16 (Archaeology part (iii)), 17 (Surface water drainage), 18 (Foul water drainage), 19 (pollution control), 20 (Contamination), 23 (Air bourne dust), 24 (Construction plan), 25 (External lighting (Ecology)), 26 (Noise during construction), 27 (Renewable energy statement), 28 (Water conservation statement), 29 (Fire Hydrants), 32 (Footway provision), 33 (Widening of footpath), 34 (Widening of Rampton Road) and 35 (Bus stop improvement works) pursuant to Outline planning permission S/1606/16/OL, Land at Oakington Road, Cottenham (Persimmon)
- [S/0512/19/DC](#) - Discharge of conditions 4 (Hard and soft landscaping), 15 (Bird nest boxes and bat roost boxes) and 20 (Traffic management plan) pursuant to planning permission S/0538/17/FL, 214 High Street, Cottenham
- [S/0452/19/DC](#) - Discharge of Condition 8 (Surface Water Drainage) of Planning Application S.2281.18.RM - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline Planning Permission S/1606/16/OL for the erection of 121 dwellings, formation of new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works, Land at Oakington Road, Cottenham (Persimmon).

### SCDC Decisions – Approvals

- [S/4627/18/FL](#) - Single storey rear extension Rendering of existing property, and replacement windows, 144 Histon Road, Cottenham
- [S/4641/18/FL](#) - Attic space conversion and installation of velux windows as amendment to new dwelling of planning permission S/2109/FL, 33 Telegraph Street, Cottenham

### SCDC Decisions – Refusals

- [S/4675/18/OL](#) - Outline planning permission for a New dwelling All Matters Reserved, 144 Histon Road, Cottenham

## 19P/035. Major developments

- Bellway
  - progress looks like being stalled by difficulty getting carriageway access to install a pavement (and their unpermitted wish to “stop” the roadside ditch).
  - Welcome booklet seems well-received.
- Persimmon
  - Persimmon were granted Reserved Matters permission by SCDC Planning Committee on 25<sup>th</sup> January.
  - CPC has issued a Protocol letter to SCDC advising of a possible request for a Judicial Review challenging aspects of the Persimmon Reserved Matters permission
  - Possible late update ...
- County Council – This Land
  - Sale of land seems to be taking precedence over other activity
  - Proposals regarding amendment and transfer of the 3<sup>rd</sup> Field lease are currently unacceptable.
  - Possible late update ...
- Gladman
  - No news
- General
  - SCDC arranging a joint CCC-SCDC-CPC meeting (25<sup>th</sup> Feb) to review the “unadopted ditches” issue around Cottenham.