

# **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**7<sup>th</sup> February 2019**

## 19P/024. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Cottenham on Thursday 24<sup>th</sup> January 2019 at 7.30pm

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

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

**19P/010. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (personal), Kidston (personal), Mudd (personal) and Nicholas (sick).

**19P/011. Any Questions from the Public or Press** – None. Cllr Morris arrived 7.32pm.

**19P/012. To accept Declarations of Interest and Dispensations** – Cllr Ward declared an Interest in applications S/4849/18/FL and S/0134/19/FL.

**19P/013. Minutes** – Resolution that the minutes of the Planning Committee meeting held on 10<sup>th</sup> January 2019 be signed as a correct record. **RESOLVED.**

**19P/014. Tree Orders** – item brought forward

- **S/0188/19/TC** - Walnut - Reduce crown by 2.5 metres all round and thin remaining crown by 10%, 279 High Street, Cottenham. Standing Orders suspended 7.37pm. Resident clarified location of property. Standing Orders reinstated 7.38pm. Approve subject to Tree Officer comments.
- **S/0190/19/TC** – T1 Eucalyptus - Top and fell to ground level; T2 4 x Cypress - Top and fell to ground level; T3 Multi-stemmed Lawson Cypress - Reduce height by 2.5 metres; T4 Cedar - Top and fell to ground level; T5 Cypress - Top and fell to ground level., 209 High Street, Cottenham. Standing Orders suspended 7.40pm. Resident clarified that property backed onto Mitchell House/Currington Close. Cedar is out of proportion with the garden and is only 1/3<sup>rd</sup> grown. Cypress on boundary are cutting out light and again out of proportion. Will be replacing with smaller deciduous/fruit trees. Standing Orders reinstated 7.43pm. Approve subject to Tree Officer comments.
- **S/0093/19/TC** – T1 Mature Silver Birch. Too large/tall causing blocked drains and gutters with seeds and leaves. Too close to neighbour's dwelling and drive causing overshadowing and fear of damage from falling branches etc. This removal will allow other smaller trees (holly, lilac etc.) to grow. Request permission to remove, 9 Church Close, Cottenham. Approve subject to Tree Officer comments.

#### Planning Applications:

- **S/4747/18/OL** – Outline application with some matters reserved except for Access, Appearance, Layout and scale (Resubmission of S/1254/18/OL) for the demolition of existing building on site and erection of replacement Office, Workshop and Security Kiosk, Elm Tree Farm, Hay Lane, Cottenham. Resubmitted application following EA comments regarding drainage. In the greenbelt however NPPF allows for engineering buildings. This is an improvement on what is currently on the site and would remove heavy engineering machinery from the High Street and therefore highway safety. Would increase employment. Consistent with our emerging Neighbourhood Plan. Would welcome tree screening to soften the impact. CPC recommends approval. **APPROVED.**
- **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. Noted that this is a retrospective application. Need to ensure privacy to neighbouring properties. Fails to meet standards for parking for a 4 bed property (only provides 1 space). CPC recommends refusal. **REFUSED.**
- **S/0102/18/CW** - Erection of a building for the storage of oil filter and oil rag storage, Brookfield Business Centre, Malary House, Twentypence Road, Cottenham. Concerns raised regarding location in relation to nearby properties. Need to improve odour management. CPC

recommends approval but need to make reporting system for complaints more transparent.

**APPROVED.**

- **S/4795/18/FL** - Internal roof alterations, new roof lights, solar panels and alterations to external facade to dwelling, 135 Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4580/18/FL** - Garage conversion to create habitable annex and new garage/workshop, 326 High Street, Cottenham. Previous concerns have all been addressed and we welcome the changes. CPC recommends approval. **APPROVED.**
- **S/4849/18/FL** - Single-storey rear extension, 16 Denmark Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4698/18/OL** - Outline application for up to 1000sqm mixed A1, A2, B1, C3 and D1 with all matters reserved, 264 High Street, Cottenham. Planners have advised applicant to submit to restrict future use of the site. Consistent with emerging Neighbourhood Plan to redevelop the site. Concerns raised about possible land contamination however this will be dealt with by building control. CPC recommends approval. **APPROVED.**
- **S/0134/19/FL** – Proposed new dwelling, 33 Margett Street, Cottenham. Roof lights on the front of the building are contrary to the Cottenham Village Design Statement B/6. The overhang, obscured frontage and 3 storey nature of the building are out of keeping with the street scene and does not enhance or preserve the character of the local area and we'd query whether if of high quality design. The design obscures windows on 35 Margett Street. The car parking dominates the front of the building. Out of scale/over development of the site and overbearing. Contrary to TI/3.1, HQ1a, d and h. CPC recommends refusal. **REFUSED.**
- **S/0115/19/OL** - Outline planning permission for the erection of 2 dwellings with all matters reserved, Haelan Feld Farm, Twentypence Road, Cottenham. Design statement is out of date and refers to old Local Plan/NPPF. Application isn't comparable with the approved Prior Approval application and isn't replacing an existing building. Unsustainable location, in the open countryside and outside the village framework. Drainage engineer comments noted re. FRA being out of date and one property located in flood zone 3. Contrary to S/7 and TI/2.1. CPC recommends refusal. **REFUSED.**

#### **SCDC - For information only**

- **S/4711/18/DC** - Discharge of Condition 3 (hard and soft landscape) of planning consent S/3615/17/RM for approval of Reserved Matters for access, appearance, landscaping, layout and scale following outline planning permission S/1952/15/OL for the demolition of existing barn and construction of up to 50 dwellings, Land at Oakington Road, Cottenham (Bellway)
- **S/0037/19/DC** - Discharge of condition 6 (management and maintenance of proposed streets) of planning consent S/3615/17/RM for application for approval of reserved matters for access, appearance, landscaping, layout and scale following outline planning permission S/1952/15/OL for the demolition of existing barn and construction of up to 50 dwellings, Land at Oakington Road, Cottenham (Bellway)

#### **SCDC Decisions – Approvals**

- **S/4407/18/FL** – Two storey rear extension and single storey front extension, 38 Histon Road, Cottenham

#### **SCDC Decisions – Refusals**

- **S/4280/18/VC** – Variation of condition 2 (Plans) of planning permission S/1707/15/FL, 182 High Street, Cottenham

- 19P/015. Consultation** – consider response to Great Cambridge Draft Housing Strategy consultation – Resolution to respond as per draft (subject to minor amends). Cllr Morris to submit. **RESOLVED.**
- 19P/016. Bellway public open space** — consider the principle of taking over the Green Space for a suitable fee - Cllr Morris outlined. Acceptable in principle however further information is required as to what is entailed and the commuted sums involved.

- 19P/017. Bellway Community Liaison Group** — consider Planning Committee representative for meeting on 7<sup>th</sup> February – Cllr Morris to attend with the Clerk.
- 19P/018. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – add Amey as an ongoing concern.
- 19P/019. Date of next meeting** – 7<sup>th</sup> February 2019
- 19P/020. Close of meeting** – 9.05pm

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

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

- [S/4571/18/FL](#) – Erection of 1.8, timber fence, 33 Telegraph Street, Cottenham
- [S/0177/19/FL](#) & [S/4850/18/LB](#) - Installation of PV Solar panels fitted to rear extension, White Cottage, 82 High Street, Cottenham
- [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

### **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 - Demilition of existing barn & construction of up to 50 dwellings with all matters reserved except for access, Land at Oakington Road, Cottenham (Bellway)

### **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**

Under the terms of the section 106 agreement Bellway Homes are obliged to offer the public open space to the Council (or its nominee) for adoption. If the Council (or its nominee) declines the offer or where no answer is provided within 30 working days then Bellway Homes are entitled to transfer the land to a management company. The 30 working days expires on Fri 22nd February.

The public open space is provided in the central and eastern part of the site (see attached plan showing areas as hatched).

If the Parish Council were to take transfer of the public open space it would also receive the On-Site Public Open Space Maintenance Contribution which equates to £10.17 per square metre for grass cutting and an additional (undefined amount) for any additional landscaping requirements (i.e. tree maintenance).