

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th April 2019

19P/061. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 21st March 2019 at 7.30pm

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

In attendance: 1 member of the public

19P/048. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Kidston (holiday), Nicholas (sick) and Wilson (trustee meeting). Cllr Morris left the room at 7.33pm.

19P/049. Any Questions from the Public or Press – Standing Orders suspended 7.33pm. Resident had no questions/comments. Standing Orders reinstated 7.33pm.

19P/050. To accept Declarations of Interest and Dispensations – None given.

19P/051. Minutes – Resolution that the minutes of the Committee meeting held on 7th March 2019 be signed as a correct record. **RESOLVED.**

19P/052. Planning Applications:

- **S/0710/19/OL** - Outline planning permission for demolition of existing house and outbuildings & replace with 9 Bungalows, with some matters reserved except for access, 160 Histon Road, Cottenham. Section 4.3 is incorrect; site is in the greenbelt. Location isn't sustainable. Landscape issues due to being on the edge of the village. 2 residents arrived 7.40pm. Cllr Morris returned to the room 7.41pm. No special circumstances demonstrated for building in the greenbelt. CPC recommends refusal. **REFUSED.**
Standing Orders suspended 7.44pm. Resident 1 spoke to say the refusal at 7th March meeting regarding his application should be looked at again following additional information (regarding parking). CPC unable to do that but stated that our role was as consultee only and the final decision would be made by SCDC. CPC had already noted that the consultation was flawed so if there is new information then SCDC would need to re-consult. Recommended that resident contacted the Case Officer and the District Cllrs to alert them to the issues/new information. Residents left the meeting and Standing Orders reinstated 7.51pm.
- **S/0814/19/VC** – Variation of condition 28 (S278 Works) of planning permission 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 at Oakington Road, Cottenham (Bellway). Case Officer has been in contact today to state that Highways have no objections. Cllr Morris ran through the background; phase 1 is to install a pavement from the site entrance to The Rowells. Phase 2 is to delivery pavement to the roundabout and beyond the Green to Histon Road. Cllr Collinson declared an Interest in phase 2 and won't take part in any vote. Concerns raised that numerous street columns were being removed including 2 on the Green – the opposite side to the pavement works. May not be able to link works with Balfour Beatty for possible reinstatement (nothing mentioned in the paperwork). Noted that Oakington Road layby being removed; this is in frequent use. Query if lighting studs should be installed in the cycle path? Concerns regarding installation of bus shelter in front of a heritage asset (almshouses). Cllr Collinson left the room at 8.35pm. B1: Provision of a shared pedestrian and cycle footway between the site access and the existing footway as identified on drawing E3637/770 shall be implemented prior to the 1st May 2019 in line with "278 Cottenham Phase 1" programme dated 28/02/19 and/or the 4th dwelling occupation, whichever occurs sooner. CPC recommends approval subject to rectifying culvert under access road to at least 10" diameter to minimise flood risk. **APPROVED subject to condition.** B2: Widening of the existing footway on the north side of Oakington Road between the site boundary and its junction with Rampton Road to allow shared walking and cycling as identified in drawings E3637/772, and E3637/773 shall be implemented prior to the 1st September 2019 in line with "278 Cottenham

Phase 2" programme dated 28/02/19 and/or the 24th dwelling occupation, whichever occurs sooner. CPC recommends approval. **APPROVED**. B3: Widening of the existing footway on the west side of Rampton Road between its junctions with Oakington Road and B1049 to allow shared walking and cycling as identified in drawings E3637/771, E3637/772 and E3637/773 shall be implemented prior to the 1st September 2019 in line with "278 Cottenham Phase 2" programme dated 28/02/19 and/or the 24th dwelling occupation, whichever occurs sooner. CPC recommends approval. **APPROVED**.

B4: Provision of a bus stop shelter at the westbound bus stop on Rampton Road adjacent to its junction with Oakington Road shall be implemented prior to the 1st September 2019 in line with "278 Cottenham Phase 2" programme dated 28/02/19 and/or the 24th dwelling occupation, whichever occurs sooner. CPC recommends approval. **APPROVED**. Cllr Collinson returned to the room 8.37pm. Subject to acceptance of the culvert change in B1 we don't wish the application to go to Committee.

- **S/0134/19/FL** – Proposed new dwelling, 33 Margett Street, Cottenham (**Amendment: Alterations to first floor of proposed dwelling and reduction to rear single storey element**). Previous objections remain. CPC recommends rejection. **REJECTED**.
- **S/4601/18/AD** -Retrospective permission for a monolith sign, Cottenham Village College, High Street, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0630/19/OL** - Outline application for residential development of land for a single storey dwelling with all matters reserved, Ashton Farm, Church Lane, Cottenham. Situation has been created and there is nothing to show that it is a viable operation. Conflicts with H/19. Resolution to support temporary accommodation on the site for no more than 2 years to see if the proposition is viable. Resolution **FALLS**. CPC recommends refusal. **REFUSED**.
- **S/0805/19/FL** - Proposed single storey rear extension with flat roof, The Echo, 127 Histon Road, Cottenham. CPC recommends approval. **APPROVED**.
- **S/0798/19/FL** - First floor extension & ground floor alterations, Polarglaze, Unit D, 299 High Street, Cottenham. Noted that the new houses on Denmark Road aren't shown on the location plans. No evidence that the neighbours have been alerted to the development. Cllr Ward left the meeting 9.08pm. CPC recommends approval. **APPROVED**. Standing Orders suspended 9.10pm. Resident 3 confirmed that neighbour notification had been sent. Standing orders reinstated 9.11pm.

SCDC - For information only

- **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, ElmTree Farm, Hay Lane, Cottenham (**Submission of additional information: Design & Access Addendum (very special circumstances) - Additional Information 04.03.2019; Response to Highways Comments - Additional Information 04.03.2019; Sequential analysis of sites - Updated 04.03.2019; Traffic Survey Results - Additional Information 04.03.2019**). Paper has been submitted to demonstrate special circumstances. Site boundary has also been amended. Matter will be going to planning committee on 10th April. Resolution that Cllr Morris prepares a written representation on behalf of CPC to support the application. **RESOLVED**.

19P/053. Major developments update – Report noted. Markings at Oakington Road/Rampton Road roundabout relate to the location of utilities.

19P/054. Local Validation List Consultation – Consider response to Consultation on the proposed 2019 revision of the Local Validation Guidance List and Local Validation Check List for planning applications for the County Council's own development and for waste development (by 11th April) – Consultation noted.

19P/055. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. No further updates from SCDC. Additional case opened under Protection of Badgers Act 1992.

19P/056. Date of next meeting – 4th April 2019

19P/057. Close of meeting – 9.23pm.

Signed _____ (Chair) Date _____

19P/062. 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, ElmTree Farm, Hay Lane, Cottenham AMENDMENT: extended application site boundary
- [S/0999/19/VC](#) - Variation of condition 3 (Existing permitted hours for shooting) of planning permission S/1127/16/FL for erection of new clubhouse, Chear Fen Farm, Long Drove, Cottenham

SCDC - Approvals

- [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

19P/063. Major developments

Bellway:

- CPC Planning Committee has reviewed their variation to a planning condition preventing occupations before pavement construction (phasing of works). No objections but a caveat that the culvert must be amended. Phase 1 pavement to be completed by 1st May/4th occupation; phase 2 to be completed by 1st Sept/24th occupation.
- Waiting response regarding queries raised in relation to removal of layby and street lights in relation to the pavement works.
- Resident pack first draft should be available from SCDC shortly.
- works have been undertaken to mark-up utility locations on the Oakington/Rampton Road roundabout in preparation for pavement works.

Persimmon:

- will clear RM permission window following SCDC reassurances on how two planning conditions will be enforced
- will fail to get discharge of their first set of conditions due to drainage concerns we expressed

Gladman:

- may lose their permission by failing to submit a RM application by August 2019

County Council / This-Land;

- still unclear on which land will be sold and eventually developed for which purpose (housing, school)
- hoping to transfer the lease before 31st March but we've had no correspondence.

19P/064. Cambridgeshire and Peterborough Minerals and Waste Local Plan Further Draft Consultation

**RE: Cambridgeshire and Peterborough Minerals and Waste Local Plan
Further Draft Consultation - 15 March 2019 to 9th May 2019 (deadline extended by 2 weeks)**

Cambridgeshire County Council and Peterborough City Council (we) are preparing a joint Minerals and Waste Local Plan (MWLP) which will replace the current adopted joint plans.

This new MWLP will look forward to cover the period to 2036, and will consider the land use planning policies and allocations that will be needed to guide minerals and waste management development over this period in Cambridgeshire and Peterborough. It will consider the provision we need to make in order to ensure that there is a continuity of mineral to support planned growth; as well as sufficient capacity to manage all types of waste which will be arising from development, and existing and new communities.

We are writing to inform you that we are consulting on the **Further Draft** version of the joint **Minerals and Waste Local Plan**, and your views on the preferred options would be welcome. This consultation is undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. There will be further opportunities to give your views as work progresses.

The consultation starts **15 March 2019** and closes at **11:59pm on 9 May 2019**.

The Further Draft Plan, along with a number of supporting documents, including a Sustainability Appraisal and Habitats Regulations Assessment, are available to view online at cambridgeshire.gov.uk/mwlp or peterborough.gov.uk/mwlp.

The Further Draft Plan and supporting documents are also available to view at the following offices:

Cambridgeshire County Council
Shire Hall (Reception)
Castle Hill
Cambridge CB3 0AP

and, Peterborough City Council
Town Hall (Reception)
Bridge Street
Peterborough PE1 1HF

You have received this notification because you are either a specific consultation body, a general consultation body, you have made comments on the Preliminary Draft Plan between May and June 2018, or you have requested to be kept informed of the progress of the Minerals and Waste Local Plan. Please be advised that your representation(s) will not be kept confidential and will be made available to the public (including being published online). Personal telephone numbers, email addresses, postal addresses and signatures will however be removed.

If you wish to opt out of future communications in respect of this Minerals & Waste Local Plan, please contact us at your earliest convenience using the details at the top of this letter.

Yours faithfully,

Richard Kay
Head of Sustainable Growth Strategy Place and
Economy
Peterborough City Council
Sand Martin House, Bittern Way, Fletton Quays,
Peterborough
PE2 8AY

Emma Fitch (Miss)
Joint Interim Assistant Director
Environment and Commercial
Cambridgeshire County Council
Shire Hall
Cambridge
CB3 0AP

19P/065. Planning appeal

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

Site Address: 144, Histon Road, Cottenham, Cambridge, CB24 8UG
Description of development: Outline planning permission for a New dwelling All Matters Reserved
Application reference: S/4675/18/OL
Applicant: Mr Littlewood
Appeal reference: APP/W0530/19/3224545
Appeal start date: 27 March 2019

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellants. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing NSI.planning@PlanningInspectorate.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate, Room 3G Hawk Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 01-May-2019. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

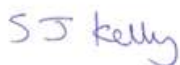
Please note that any representations you submit to the Planning Inspectorate will be copied to the appellants and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully



Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire