

AGENDA REPORTS PACK

PLANNING COMMITTEE

7th March 2019

19P/042. Minutes

DRAFT Planning Committee Meeting Minutes

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

Present: Cllrs Morris (Chair), Collinson, Graves, Wilson and the Clerk

- 19P/030. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Kidston (personal), Mudd (sick), Nicholas (sick), Ward (holiday) and Young (personal). Cllr Smith arrived at 7.31pm.
- 19P/031. Any Questions from the Public or Press** – None present.
- 19P/032. To accept Declarations of Interest and Dispensations** – Cllrs Collinson and Wilson declared a non-financial interest in S/0525/19/TC.
- 19P/033. Minutes** – Resolution that the minutes of the Committee meeting held on 7th February 2019 be signed as a correct record. **RESOLVED.**
- 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. Considered an improvement. CPC recommends approval. **APPROVED.**

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. CPC recommends approval. **APPROVED.**
- **S/0384/19/TP** - 1a. Yew – fell, 23 Corbett Street, Cottenham. No reason given for removal. The tree is of significance and of substantial age. Request TPO. CPC recommend refusal. **REFUSED.**
- **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. CPC recommends approval. **APPROVED.**
- **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. No comments.

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). Noted that infiltration test not done properly. Query conditions 25, 32 and 33.
- **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). Condition 8 is

currently being challenged and protocol letter issues; SCDC have until 1st March to respond. Object strongly to the discharge. Resolution that we object to condition 8 being discharged for the reason outlined in the protocol letter of 12th February challenging the condition and the way it was issued. **RESOLVED.**

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 update – County – lawyers have proposed an amendment to the lease which is unacceptable. County met last week but we've had no further update. Bellway – roadworks have been pushed back, probably until Easter holidays. Cllr Morris is attending a meeting on Monday to discuss all Cottenham ditches. Noted that the ditch fronting the Bellway site may be a Highways ditch.

19P/036. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. No further updates and have asked District Cllrs to follow up.

19P/037. Date of next meeting – 7th March 2019

19P/038. Close of meeting – 8.14pm.

Signed _____ (Chair) Date _____

19P/043. Planning Applications:

- [S/0578/19/FL](#) – Two storey side extension, 11 Pelham Close, Cottenham
- [S/0207/19/VC](#) - Variation of condition 2 (Approved plans) of planning permission S/1707/15/FL, 182 High Street, Cottenham
- [S/0609/19/FL](#) - Single storey side extension and first floor rear extension, 60 Rooks Street, Cottenham

Tree Orders:

- [S/0678/19/TC](#) - 2no Yew trees southside of property - prune to remove all side branches retaining small number of upright stems which can be reduced to approximately 2m, 343 High Street, Cottenham

SCDC - For information only

- [S/0199/19/NM](#) - The proposed extension is to be halved, the new proposal seeks a new roof to the utility room and building above the existing conservatory area only, 130 High Street, Cottenham
- [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, (Bellway)
- [S/0597/19/DC](#) - Discharge of Conditions 4(Details of the Proposed Rooflights), 5(Brick Sample) & 6(Timber Cladding Sample) of Planning Application S/0209/18/LB -proposed internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally clad to existing extension, 87 High Street, Cottenham

SCDC Decisions – Approvals

- [S/4849/18/FL](#) – Single storey rear extension, 16 Denmark Road, Cottenham

19P/044. Major developments

Bellway are:

- having difficulty getting road access for their works
- trying to vary a planning condition preventing occupations before pavement construction
- becoming more co-operative

Persimmon will:

- clear RM permission window following SCDC reassurances on how two planning conditions will be enforced
- 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 are;

- still unclear on which land will be sold and eventually developed for which purpose (housing, school)