

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 accomodation 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 _____