

AGENDA REPORTS PACK

PLANNING COMMITTEE

23rd May 2019

19P/093. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 9th May 2019 at 7.30pm

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

In attendance: 5 members of the public

19P/079. Chairman's Introduction and Apologies – apologies accepted from Cllrs Nicholas (sick), Smith (work) and Young (work).

19P/080. Any Questions from the Public or Press – Standing Orders suspended 7.31pm. Resident 1 raised concerns about the Amey appeal. In the event of Rule 6 not being pursued, would the Committee update their comments? If the public Inquiry proceeds, would CPC be willing to send a delegate to the meeting? Standing Orders reinstated 7.34pm.

19P/081. To accept Declarations of Interest and Dispensations – none given.

19P/082. Minutes – Resolution that the minutes of the Committee meeting held on 18th April 2019 be signed as a correct record. **RESOLVED.**

19P/083. Planning Applications:

- **S/1252/19/FL** – First floor side extension and dormer to rear elevation, 128 Rampton Road, Cottenham. Concerns regarding height in relation to neighbouring property – plans aren't clear of the relationship between the 2 buildings but potential loss of light and affect on neighbour amenity. Fits well in terms of style with the existing building. Standing Orders suspended 7.43pm. Applicant has spoken with neighbour who has raised some concerns. There is approx. 3m distance between the two properties and scaffolding would need to go on neighbour's driveway during construction. Standing Orders reinstated 7.46pm. No recommendation. Cllr Morris outlined the planning process for benefit of applicant.
- **S/1246/19/FL** - Two storey & single storey rear extension, 12 Telegraph Street, Cottenham. Standing Orders suspended 7.53pm. Applicant confirmed single storey had flat roof. Standing Orders reinstated 7.53pm. Standing Orders suspended 7.54pm. Query regarding number of car parking spaces. Applicant stated there is one space plus a garage. Standing Orders reinstated 7.55pm. CPC recommends approval. **APPROVED.**

19P/084. Planning Appeal – to consider applying for Rule 6 status (by 21st May) in relation to appeal by AmeyCespa (East) Limited for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt's Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge – Cllr Morris outlined the background and the risks involved if went for Rule 6 status. Ran through our previous comments alongside other parishes. Resolution not to apply for Rule 6 status. **RESOLVED.** Resolution that CPC stand by original comments and hope to have a representative at the Inquiry who will speak at the discretion of the Inspector. **RESOLVED.** Standing Orders suspended 8.16pm. Resident 1 thanked CPC for their consideration. For information the timetable states the inquiry is expected to last for 16 sitting days! Amey's statement of case acknowledges there will be some heritage and landscape harm but this is outweighed by the benefits of the proposal; this should bring forward all of the original objections/points. Standing Orders reinstated 8.21pm.

19P/083. Planning Applications cont'd:

- **S/1269/19/OL** - Outline planning permission with all matters reserved for a single dwelling, Haelen Feld Farm, Twentypence Road, Cottenham. There are a number of inaccuracies in the acorus proposal. Section 5 states that South Cambridgeshire doesn't have an up to date local plan. This is factually incorrect. Section 6.1.1 (sustainability) states that there are accessible local services and that the site is only a short walk into Cottenham with a regular bus services to Cambridge. In fact the site is approximately 2 miles from the centre of the village and facilities (as it states in section 3), a walk of between 35-45 minutes depending on the route taken.

There is no pavement along the public highway so the walk would be over 2 miles mainly along public footpaths. There is no regular bus service and no bus to Cambridge; the only bus past the site goes to Ely once a day on Thursday and Saturday only. Section 6.3.4 states the site isn't in a flood zone; this is incorrect. Noted that IDB have objected due to lack of surface water drainage information. Doesn't comply with H/13, H/14, H/15, H/17 and H/19 of the Local Plan. CPC recommends refusal. **REFUSED.**

- **S/2075/18/OL** - Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works, Land adjacent to Waterbeach Barracks and airfield site, Waterbeach (AMENDMENTS). Concerns raised regarding connectivity to other villages. Mis-information regarding the impact on the local highway network and noted that Highways England has objected. Concerns about station access, increased traffic on the B1049 (rat run), congestion on the A10 would limit the ability of Cottenham residents to access the station and the cycle route is inadequate. CPC recommends refusal. **REFUSED.**
- **S/1116/19/LB** - Refurbishment and replacement of existing windows and external render finish, 11 High Street, Cottenham. CPC recommend approval. **APPROVED.**

Tree Orders:

S/1470/19/TC - Removal of a single soft fruit tree (plum?) which has grown multiple stems, some of which are dead and is seeding other areas. No replanting planned, 3 Beach Road, Cottenham. Noted.

For information only:

- **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
- **S/1393/19/DC** - Discharge of conditions 3 (boundary treatment), 4 (materials), 5 (foul water drainage), 6 (surface water drainage), 7 (door and window details) and 9 (hard and soft landscaping) of planning permission S/0891/18/FL for erection of single dwelling house incorporating previously approved highway alterations, 316 High Street, Cottenham

SCDC – Approvals

- **S/0207/19/VC** – Variation of Condition 2 (approved plans) of permission S/1707/15/FL, 182 High Street, Cottenham

19P/085. SCDC Planning Committee meeting – to consider representation at Committee meeting on 13th May regarding S/0559/17/OL (6500 homes on Waterbeach Barracks). Noted

19P/086. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. New case on the High Street. Cllrs to check and bring back to next meeting.

19P/087. Date of next meeting – 23rd May 2019 (Pavilion). Cllr Ward gave apologies.

19P/088. Close of meeting – 8.55pm.

Signed _____ (Chair) Date _____

19P/094. Planning Applications:

- [S/1637/19/FL](#) – Renovation of existing dwelling including repointing, and window and door replacement and single storey front extension, 38 Denmark Road, Cottenham

Tree Orders:

- [S/1661/19/TC](#) – Pine tree on left hand boundary to rear of property to be removed to ground level. No replant planned. complaints from neighbouring property of excessive shading and health hazard caused by roosting pigeons. Low amenity value species which will not reduce nicely due to tree shape and previous pruning, 324 High Street, Cottenham

For information only:

- [S/1341/19/DC](#) - Discharge of conditions 3 (details of materials), 4 (hard and soft landscaping), 7 (traffic and construction management plan), 9 (surface water drainage), 10 (contamination), 11 (contamination), 12 (surface water disposal), 16 (piling and mitigation measures) and 18 (biodiversity enhancement) of planning permission S/2702/18/FL for demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Fields, Lambs Lane, Cottenham
- [S/1342/19/DC](#) - Discharge of conditions 3 (cycle storage), 4 (traffic management plan) and 9(biodiversity enhancement) of planning permission S/2705/18/FL for reconfiguration of the public play area to allow for the erection of a single storey, standalone nursery building, with additional car parking and access road modification, King George V Playing Fields, Lames Lane, Cottenham
- [S/1340/19/DC](#) - Discharge of conditions 32 (footway/cycleway Oakington Road) 33 (widening of existing footway/cycleway Oakington Road), 34 (Widening of existing footway/cycleway Rampton Road) and 35 (Improvements of bus stop) of planning permission S/1606/16/OL for outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access), Land at Oakington Road, Cottenham (Persimmon).
- [S/1517/19/DC](#) - Discharge of conditions 3 (Materials), 4 (Surface water drainage), 5 (Detailed scheme of investigation), 6 (Traffic management plan) and 7 (Boundary treatment) pursuant to planning permission S/2779/16/FL, 132 Rampton Road, Cottenham
- [S/1617/19/VC](#) - Variation of condition 35 (Bus Stop Improvement) of planning permission S/1606/16/OL, Land at Oakington Road, Cottenham (Persimmon).
- [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)), 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) and 29 (Fire Hydrants) pursuant to Outline planning permission S/1606/16/OL. **AMENDMENT:** Revised traffic management plan, boundary treatment details, pond details and revised renewable energy statement, Land at Oakington Road, Cottenham (Persimmon)
- [S/1397/19/DC](#) - Part discharge of condition 4 (windows and doors) of Listed Building consent S/0209/18/LB for proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham
- [S/1398/19/DC](#) - Discharge of condition 5 (brick) of Listed Building consent 0209/18/LB for proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham
- [S/1399/19/DC](#) - Discharge of condition 6 (timber cladding sample) of Listed Building consent S/0209/18/LB for proposed Internal alterations to main staircase and first floor bathroom. Create a glazed link between main house and annex. Externally cladding to existing extension, 87 High Street, Cottenham

- [S/1670/19/DC](#) - Discharge of condition 3 (traffic management), condition 4 (reduce carbon emissions) & condition 5 (water efficiency) of planning permission S/0134/19/FL, 33 Margett Street, Cottenham

SCDC – Approvals

- [S/4445/18/FL](#) – Single storey front porch extension and two storey rear/side extension, Mayfields, Beach Road, Cottenham
- [S/1053/19/FL](#) - Single storey side extension to replace existing lean-to extension and part conversion of existing garage/workshop to habitable use, 71 High Street, Cottenham
- [S/0805/19/FL](#) - Proposed single storey rear extension with flat roof, The Echo, 127 Histon Road, Cottenham

County – Approvals

- [S/0102/18/CW](#) – Erection of a building for the relocation of existing oil filter and oil rag recycling, Brookfield Business Centre, Malary House, Twentypence Road, Cottenham

19P/095. Consultation

A new draft Flood and Coastal Erosion Risk Management Strategy has been launched. The aim of the strategy is to explore steps needed to make the nation resilient to the impacts of flooding and coastal change up to 2100. There are 3 themes within the draft strategy:

1. Climate resilient places
2. Today's growth and infrastructure – resilient to tomorrow's climate
3. A nation of climate champions, able to adapt to flooding and coastal change through innovation.

The consultation and documentation is available at the following website: <https://consult.environment-agency.gov.uk/fcrm/national-strategy-public/> The consultation is open until 4 July 2019.