

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**9<sup>th</sup> May 2019**

## 19P/082. Minutes

### DRAFT Planning Committee Meeting Minutes

Held in the Village Hall, Recreation Ground, Cottenham on Thursday 18<sup>th</sup> April 2019 at 7.30pm

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

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

**19P/069. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (personal), Morris (holiday), Nicholas (sick) and Wilson (holiday).

**19P/070. Any Questions from the Public or Press** – Standing Orders suspended 7.33pm. Resident 1 spoke as the applicant for S/1053/19. Will answer questions as arise. Standing Orders reinstated 7.34pm.

**19P/071. To accept Declarations of Interest and Dispensations** – None given.

**19P/072. Minutes** – Resolution that the minutes of the Committee meeting held on 4<sup>th</sup> April 2019 be signed as a correct record. **RESOLVED.**

**19P/073. Planning Applications:**

- **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. Flat roof to be replaced by pitched which is preferred. Standing Orders suspended 7.41pm. Applicant explained use of velux windows in garage roof (keeping garage below but creating bedroom above). Standing Orders reinstated 7.46pm. Overall this is an improvement to the existing building. CPC recommends approval subject to the garage/annexe not becoming a separate dwelling or for separate occupancy. **APPROVED.**
- **S/0578/19/FL** – Two storey side extension, 11 Pelham Close, Cottenham. Insufficient information regarding parking ownership and neighbour comments noted. Plot details are unclear. CPC recommends refusal. **REFUSED.**

**For information only:**

- **S/0973/19/DC** - Discharge of conditions 3 (staircase details) and 7 (gutters and drainpipes) 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/1172/19/DC** - Discharge of Condition 8 (surface water drainage) of planning permission S/2281/18/RM for 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 (Persimmon). Several points raised: The design may be ok in principle; their drainage engineer must satisfy himself that the data supports the design. The fundamental risk of “overflows” into the Oakington Road ditch remains; with the flood route diagram and paragraph 10 of the drainage statement indicating this will happen despite paragraphs 12 and 13 insisting they will not. Since nothing has been said about how such overflows will be managed in the short and longer term, this is not good enough. There needs to be an acceptance by the developer for a share of the rectification costs should a problem occur downstream – not relying on offloading back to the new residents via their deeds. The management plan for the scheme has a lot of ideas, almost all of which are subject to the judgement of the proposed management company which is not identified (22). In addition, the expectation that desilting will not be required for more than 25 years does not tally with our experience at Tenison Manor where the IDB is currently recommending that we desilt next year (15 to 20 years from new) due to loss of capacity. The developer to fund a 5-yearly independent assessment (by the IDB for the Parish Council?) of the work being done and to be done as a whole by the management company with means for SCDC or CPC to enforce action. Clerk to submit comments.

- **S/0995/19/LD** - Certificate of lawful development for a single storey rear extension, 7 Dunstal Field, Cottenham

**HM Inspectorate - Refusal**

- **S/4548/17/OL** - Outline planning permission for the erection of up to 23 residential units, including affordable housing provision, public open space and associated access, infrastructure and landscaping with all matters reserved except for access, land at Oakington Road, Cottenham (Lau)

- 19P/074. Cambridgeshire and Peterborough Minerals and Waste Local Plan Further Draft Consultation** – Consider response to Consultation on the joint Minerals and Waste Local Plan (MWLP) which will replace the current adopted joint plans (going forward to 2036) (by 25<sup>th</sup> April) – Concerns raised regarding size and extent of the ‘waste management area’ in such close proximity to existing and proposed settlements. What else could be added? Lack of detail regarding possible future use.
- 19P/075. Planning appeal re. S/3749/18/VC** – consider written response to Planning Inspectorate regarding appeal (by 13<sup>th</sup> May) – Noted. No further submission.
- 19P/076. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 3/18: The main issue was that the provisions of the discharge of conditions were not met before building started, as was required. Planners are satisfied that the schemes that have been put in place are acceptable, except they have not received the plans for the condition about making good of the roadway. The other conditions would have been discharged had they been put in place before building commenced. It now needs an application for variation of conditions in order for them to be discharged. This might have to be applied for by the occupiers if the developer/builders are no longer on the scene. Plans will also need to be submitted for the work that has been carried out on the access road. District Cllrs are discussing next steps on this. Case 11/18: chasing Andrew Dearlove in Building Control. Case 1/19: An enforcement notice was served for demolition of the part of the building that hadn't been approved on the retrospective planning application. The applicant has now appealed against the enforcement notice and that process is ongoing. Cases 10/18 and 13/18 to be closed. Case 5/19: Enforcement will take up the matter regarding publication of events. Suggestion that Enforcement will have to visit the site to take up other issues.
- 19P/077. Date of next meeting** – 9<sup>th</sup> May 2019
- 19P/078. Close of meeting** – 8.39pm.

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

## 19P/083. Planning Applications:

- [S/1252/19/FL](#) – First floor side extension and dormer to rear elevation, 128 Rampton Road, Cottenham
- [S/1269/19/OL](#) - Outline planning permission with all matters reserved for a single dwelling, Haelen Feld Farm, Twentypence Road, Cottenham
- [S/1246/19/FL](#) - Two storey & single storey rear extension, 12 Telegraph Street, Cottenham
- [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)
- [S/1116/19/LB](#) - Refurbishment and replacement of existing windows and external render finish, 11 High Street, Cottenham

### 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

### 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/084. Planning Appeal

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

**Site Address:** Levitt's Field, Waterbeach Waste Management Park, Ely Road, Waterbeach, Cambridge, CB25 9PQ

**Description of development:** Application 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 comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, Air Cooled Condensers and associated infrastructure: including the development of an internal access road; office/welfare accommodation; workshop; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; water tank; silos; lighting; heat offtake pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge crossings. Application ref: S/3372/17/CW  
**Appellant's name: AmeyCespa (East) Limited Appeal reference: APP/E0535/W/19/3225123 Appeal start date: 9 April 2019**

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Cambridgeshire County Council to refuse to grant planning permission for the Energy from Waste Facility detailed in the description of development above.

The appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For anyone who wishes to appear at the inquiry on a formal basis, the opportunity is available to apply for Rule 6(6) status. You can find guidance on this at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

If, having read the above guidance, you wish to apply for Rule 6(6) status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. 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 online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Tim Salter  
The Planning Inspectorate  
Room 3J, Kite Wing  
Temple Quay House  
2 The Square  
Bristol BS1 6PN

**All representations must be received by 21 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 appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at Cambridgeshire County Council, Shire Hall, Castle Street, Cambridge CB3 0AP between 9.30am and 4pm by appointment by calling 01223 715518. Documents that have been submitted in relation to the appeal against the refusal of S/3372/17/CW will also be uploaded to the County Council's public access planning webpages (<http://planning.cambridgeshire.gov.uk>), when they become available. You can identify the appeal documents on line by the prefix 'APPL'.

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-orenforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours sincerely  
Rachel Jones  
Development Management Officer, Strategic and Specialist

## 19P/085. SCDC Planning Committee meeting

Dear Sir/Madam

**Proposal:** Outline Planning Application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10 and construction access from Denny End Road.

**Application Ref** S/0559/17/OL

**Location:** Waterbeach Barracks and Airfield Site, Waterbeach, Cambridgeshire

**Applicant:** Secretary of State for Defence and Urban&Civic Plc

I am writing to advise you that the above planning application will be considered by the Planning Committee at its meeting on **Monday 13<sup>th</sup> May 2019**.

The meeting starts at **10.00am** and is held in the Council Chamber at the Council's office on the Business Park in Cambourne.

The case officer for this application has prepared a report for the meeting. This report contains a summary of any written representations that have been received, either in support of, or in opposition to, the proposal. It is published five clear working days before the date of the meeting and will be available to view by visiting the Council's website at <http://www.scambs.gov.uk> and then following the links: Your Council / browse the agenda / planning committee.

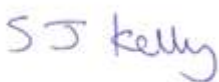
If your Parish Council represents the area in which the application has been made, it is entitled to one 3-minute slot, during which a representative (a Councillor or an agent such as the Clerk) can address the Committee. If your Council would like someone to speak at the meeting, you must register by no later than 12 noon on the Monday before the meeting.

If your Parish Council does not represent the area in which the application has been made, but feels that there is a significant impact, it may be invited to address the Committee subject to the discretion of the Committee Chairman.

You can register to speak by contacting the Democratic Service Officer on **01954 713028**, email [ian.senior@scambs.gov.uk](mailto:ian.senior@scambs.gov.uk) Details of the scheme are available online at <http://www.scambs.gov.uk/content/parish-planning-pack>

Objectors or supporters from the community must register directly with Democratic Services at South Cambridgeshire District Council – not through the Parish Council.

Yours faithfully



**Stephen Kelly**

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