

Planning Committee Meeting Minutes

Held in the Village Hall, Recreation Ground, Cottenham on Thursday 18th 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 4th 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 25th 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 13th 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** – 9th May 2019
- 19P/078. Close of meeting** – 8.39pm.

Signed _____ (Chair) Date _____