

AGENDA REPORTS PACK

PLANNING COMMITTEE

18th July 2019

19P/134. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 20th June 2019 at 7.43pm

Present: Cllrs Smith (Chair), Morris, Collinson, Ward and the Locum Clerk

In attendance: 0 members of the public

- 19P/109. Election of Chairman** – to elect a Chair for the Committee. It was **proposed** by Cllr Morris, seconded by Cllr Collinson and **RESOLVED** to elect Cllr Smith as Chairman of the Planning Committee for the year.
- 19P/110. Chairman’s Introduction and Apologies** – The Chairman welcomed all to the meeting and apologised for the late start to the meeting due to delays on the train. Apologies accepted from Cllrs Bolitho and Young (work), Nicholas (sick), Kidston and Wilson (holiday).
- 19P/111. Any Questions from the Public or Press** – Standing Orders suspended to allow residents to comment on application S/1930/19/OL. Comments included noting that the application arrived very late therefore not allowing the full notice for comments to be made. Though the application has been amended, there are parts of the supplied documentation which refer to two dwellings when only one being applied for. The traffic count was completed at a quiet time of the year which is not realistic. The footway in front of the existing properties is not really in existence due to vehicles parked on them. The current visibility splay for the track is only appropriate if no cars are parked on the footway and traffic is not speeding. Concerns about emergency vehicle access to proposed property. The verge (on the track) included on the plans as part of the applicant’s property is not actually theirs and there is not enough room for two vehicles to pass. Standing Orders reinstated.
- 19P/112. To accept Declarations of Interest and Dispensations** – Cllr Smith declared an interest in item 114 – S/1978/19/LD. It was agreed to put this item to the end.
- 19P/113. Minutes** – Resolution that the amended minutes of the Committee meeting held on 6th June 2019 be signed as a correct record. **RESOLVED**
- 19P/114. Planning Applications:**
- **S/0814/19/VC** – Revised condition wording – 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. It was **noted** that this application had been discussed by Full Council.
 - **S/1930/19/OL** (item was brought to beginning of items to be discussed) – outline planning permission for one dwelling all matters reserved except for access (resubmission of S/3054/18), 64 Histon Road, Cottenham. CPC recommends **objection** for the following material considerations and resident concerns: CPC feels that the concerns raised with S/3054/18/OL have not been addressed and there remains is a lack of safe vehicular access, the site is adjacent and possibly even slightly in the greenbelt (as noted in the Local Plan) (should this application be permitted, conditions need to be in place that the property and gardens are adequately maintained), there continues to be a flood risk due to water course running through gardens and the drainage on the track is inadequate (should the application be permitted, there should be a condition that the track should have improved drainage) and the proposed development would impact on neighbour amenity.
 - **S/1867/19/RM** – Approval of matters reserved for Appearance, Landscaping, Layout and Scale following outline planning permission S/1225/17/OL for new dwelling, land between 117 and 123 Histon Road, Cottenham. It was **proposed** by Cllr Morris, seconded by Cllr Ward and **RESOLVED** by a unanimous vote that CPC recommends **approval** with the condition that a permeable surface be used for the driveway to reduce surface runoff and potential flooding. The drawing R316/19/RM/10.02 does not show the materials to be used for this element.

- **S/1979/19/FL** – proposed single storey rear extension, 2 Harlestons Road, Cottenham. It was **proposed** by Cllr Ward, seconded by Cllr Morris and **RESOLVED** by a unanimous vote that CPC recommends **approval**.

For information only:

- **S/1875/19/DC** - Discharge of conditions 3 (materials) pursuant to planning permission S/0634/17/VC, land at 32 and 34 Rampton Road, Cottenham.
- **S/1951/19/DC** – Discharge of Condition 12 (contamination) of planning permission S/2081/18/FL for change of use of part of the site to residential with the conversion of the existing building to residential use and the provision of hard-standing and a shed building, The Orchards, Beach Road, Cottenham
- **S/1968/19/DC** – Discharge of conditions 4 (contamination), 7 (surface water drainage), 8 (foul water drainage) and 9 (Scheme for the protection and enhancement of the country wildlife site) of planning permission S/3004/17/FL, Dickersons Industrial Site, Ely Road, Landbeach

19P/115. Consultation – it was noted that Cllr Morris was still to catch up with Cllr Graves in connection with the Flood and Coastal Erosion Risk management strategy consultation. **RESOLVED** by a unanimous vote that both Cllrs Morris and Graves to work on the council’s response and send in time for the deadline.

19P/116. Enforcement – no updates to report.

19P/117. Date of next meeting – 4th July 2019

Item 19P/114 S/1978/19/LD – certificate of lawful development for proposed solar panels to roof at the rear, 4 The Rowells, Cottenham was moved to be the last item for discussion. Cllr Smith left the meeting at 8.14pm. The item was inquorate and was unable to be discussed.

19P/118. Close of meeting – 8.50pm.

Signed _____ (Chair) Date _____

19P/135. Planning Applications:

- [S/2156/19/FL](#) - Proposed first floor extension and single storey side extensions, and single storey rear extension (Resubmission of S/0609/18/FL), 60 Rooks Street, Cottenham
- [S/2183/19/LB](#) - Creation of a small shower room by removing a wall between two adjacent walk-in cupboards at the rear of the house, Dunstal House, 193 Dunstal Fields, Cottenham
- [S/2220/19/FL](#) - Demolition of existing conservatory, replace all windows and doors with UPVC units, and install bifolds doors to the rear, 53 Telegraph Street, Cottenham

Tree Orders

- [S/2099/19/TC](#) - Cooper Beech: concerns about the close proximity to the neighbouring property, the reduction in light and the unmanageable leaf fall. Would like to reduce the size by approximately 60% by removing the extended branches and the branches overhanging the neighbouring property and lying on the roof, 224 High Street, Cottenham
- [S/2172/19/TC](#) - Sycamore - Fell Hawthorns x 2 - Cut branches overhanging car park bay back to wall, Tree between 7 and 1 Cross Keys Court, Cottenham
- [S/2174/19/TC](#) - Holly T1 Tree taller than house - Fell, too big, excessive shade to neighbour . Will be replaced by smaller tree, species as yet undecided, 90 Rooks Street, Cottenham

For information only:

- [S/1160/19/DC](#) – Discharge of Condition C17 - (Surface Water Drainage Scheme) of Planning Application S.1606.16.OL - The erection of up to 126 dwellings, formation of a new vehicular and pedestrian access onto Oakington Road and associated infrastructure and works (all matters reserved apart from access), Land at Oakington Road, Cottenham (Persimmon): **AMENDMENTS:** Drainage Statement - Amended 25.06.2019; SuDS Management Plan - Amended 25.06.2019; Surface Water Response - Amended 25.06.2019
- [S/0426/19/DC](#) - Discharge of conditions 6 (Travel plan), 7 (Construction management plan), 8 (Boundary treatment), 14 (External lighting (Ecology)), 15 (Ecological enhancement), 16 (Archaeology part (iii)), 18 (Foul water drainage), 19 (pollution control), 20 (Contamination), 23 (Air borne dust), 24 (Construction plan), 25 (External lighting), 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, Land at Oakington Road, Cottenham (Persimmon) **AMENDMENTS:** Submission of: Anglian Water Adoptable Foul Water Pumping Station - Additional Information 25.06.2019; Adoptable Pumping Station Install Process - Additional Information 25.06.2019; Appendix to Sewers for Adoption (Addendum to Pumping Stations) - Additional Information 25.06.2019; Foul Sewerage Design - Additional Information 25.06.2019; Pumping Station Calculations - Additional Information 25.06.2019; Waste Water Pump - Additional Information 25.06.2019
- [S/2117/19/DC](#) - Discharge of conditions 3 (Hard and soft landscaping), 4 (Street management and maintenance), and 9 (Foot/cycle way link) of planning permission S/2281/18/RM, Land at Oakington Road, Cottenham (Persimmon)
- [S/1936/19/DC](#) - Discharge of condition 8 (Remediation Strategy) of planning permission S/1952/15/OL, 36 Oakington Road, Cottenham

SCDC Decisions – Approvals

- [S/1246/19/FL](#) - Two storey & single storey rear extension, 12 Telegraph Street, Cottenham
- [S/1707/19/FL](#) - Proposed first floor side extension above existing garage, 10 Pelham Way, Cottenham
- [S/1821/19/FL](#) - Proposed two storey side extension and new front porch, 55 Victory Way, Cottenham
- [S/1246/19/FL](#) - Two storey & single storey rear extension, 12 Telegraph Street, Cottenham

19P/136. Consultation – Draft Bourn Airfield New Village SPD

South Cambridgeshire District Council has prepared the draft Bourn Airfield New Village Supplementary Planning Document (SPD) for public participation. The purpose of the SPD is to assist in delivering the objectives as set out in Policy SS/7 (Bourn Airfield New Village) of the adopted South Cambridgeshire Local Plan (2018).

The draft Bourn Airfield New Village SPD relates to land located to the south of the A428 on the site of Bourn Airfield situated about 11km west of Cambridge City Centre. The site comprises a former WWII airfield, adjoining agricultural land and a partially occupied employment site. The SPD provides guidance about how the new village should be designed, developed and delivered. It has been prepared to guide a comprehensive approach to development and infrastructure across the whole site.

A six-week consultation period begins on Monday 17 June 2019 during which comments can be made. The responses received will be considered by the Council before finalising the SPD for adoption. All comments must be received by 5pm on 29 July 2019.

From the start of the consultation period the draft SPD and its accompanying Sustainability Appraisal & Habitats Regulations Assessment Screening Report, Equality Impact Assessment and Consultation Statement, and other relevant supporting documents can be viewed online at the District Council's website (<https://www.scams.gov.uk/bournairfieldspd>) and will be available for inspection at: • South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA (8.30am – 5.00pm Monday to Friday). • At Cambourne Library, Sackville House, Sackville Way, Cambourne, CB23 6HL (Monday & Friday 9am – 5pm, Tuesday & Saturday 9am-1pm, Thursday 4-7pm).

We are holding three drop in events locally. This is your chance to come and talk with one of our planning officers about the SPD. The events are:

JUNE Thursday 27 Cambourne Village College, Sheepfold Lane Cambourne, CB23 6FR - 3.30-8.00pm *
JULY Wednesday 3 Caldecote Village Hall, Furlong Way, Highfields Caldecote, CB23 7ZH - 3.00-7.30pm
Wednesday 10 Sheltered Housing Communal Building, Hall Close, Bourn, CB23 2SN - 3.00-7.30pm

* Transport officers from Cambridgeshire County Council, Greater Cambridge Partnership and Highways England will also be in attendance at Cambourne.

Key elements of the exhibition will then be on display at the District Council's offices until the end of the consultation period and on the District Council's website.

Comments on the consultation documents should be made using the: • Online consultation system, which is available on the District Council's website (<https://scams.jdi-consult.net/localplan/>); • Consultation Response Form, available from the District Council offices in Cambourne, or to download from the Council's website (<https://www.scams.gov.uk/bournairfieldspd>). Completed Response Forms should be emailed to planningpolicy@scams.gov.uk or sent to the Council's offices in Cambourne, (address above).

Any comments submitted may also be accompanied by a request to be notified of the adoption of the document.

Stephen Kelly

Joint Director for Planning and Economic Development South Cambridgeshire District Council

19P/137. Consultation – Histon & Impington Neighbourhood Plan

Histon & Impington Parish Council submitted the Neighbourhood Plan for its parish to us (South Cambridgeshire District Council, SCDC) on 3 June 2019, along with its supporting documents. We are responsible for all the remaining stages of making the Neighbourhood Plan and we have confirmed that the submitted Neighbourhood Plan and its supporting documents comply with all the relevant statutory requirements. You have received this email because you are a consultee or have asked to be notified. You have received this email because you are a consultee or have asked to be notified.

We are seeking your views on the Neighbourhood Plan before it is considered by an examiner and can proceed towards a referendum. **Comments can be submitted to SCDC between 9am on Wednesday 19 June and 5pm on Wednesday 31 July 2019.**

How can I make comments?

There are a number of ways that you can comment:

- using the online consultation system: <http://scambs.jdi-consult.net/localplan/>
- emailing us at neighbourhood.planning@scambs.gov.uk
- writing to us at Planning Policy Team, SCDC, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Please include your name, and both your postal and email addresses with any comments so we can keep you informed on the progress of the Neighbourhood Plan.

Where can I view the Neighbourhood Plan and its supporting documents?

To view the Neighbourhood Plan and its supporting documents, visit:

<https://www.scambs.gov.uk/HistonImpingtonNP>

For the duration of the consultation you can also view the Neighbourhood Plan and its supporting documents at our offices in Cambourne or at the Parish Office of Histon & Impington Parish Council - Histon & Impington Recreation Ground, New Road, Impington, CB24 9LU - the official opening hours for the Parish Office are Monday – Thursday 9.30am to 12.30pm and Tuesdays only 2 – 4pm

What is the Histon & Impington Neighbourhood Plan?

A Neighbourhood Plan is a way for communities to take a proactive approach to deciding the future of the places where they live and work. Once 'made' (adopted) a Neighbourhood Plan has the same legal status as the district wide Local Plan, and alongside the Local Plan will be used in deciding planning applications that fall within its area. Further information is available on our website: www.scambs.gov.uk/neighbourhood-planning

The Histon & Impington Neighbourhood Plan sets out a range of planning policies which cover many issues that are considered important to the local community. This includes policies for conserving the essential village character; meeting local housing needs; protecting important green spaces in the village and encouraging a successful economy.

We look forward to receiving your comments on the Histon & Impington Neighbourhood Plan.

Draft Histon & Impington Village Design Guide Supplementary Planning Document (SPD)

We are also consulting on the draft Histon & Impington Village Design Guide SPD. This has been developed alongside the Neighbourhood Plan, as a design-focused tool to guide all new development in the village. Please visit our dedicated webpage here www.scambs.gov.uk/villagedesign.

Yours faithfully

Caroline Hunt

Caroline Hunt

Planning Policy Manager

Jill Chesher | Planning Policy Administration Officer

19P/138. Consultation – draft Histon & Impington Village Design Guide SPD

South Cambridgeshire District Council is undertaking a consultation on the Draft Histon & Impington Village Design Guide SPD. You have received this letter because you are a consultee.

Details of where you can view the consultation documents and how to submit comments can be found in the enclosed public notice and also on our website at www.scambs.gov.uk/villagedesign. Comments can be made between 9am on Wednesday 19 June and 5pm on Wednesday 31 July 2019.

If you would like further information or have any questions please contact us by emailing vds@scambs.gov.uk.

We are also consulting on the draft Histon & Impington Neighbourhood Plan and this consultation also takes place during the above dates. The Neighbourhood Plan and the Village Design Guide SPD have been developed alongside each other to provide different tools to guide development in the village. Please visit our dedicated webpage at <https://www.scambs.gov.uk/planning/localplan-and-neighbourhood-planning/neighbourhood-planning/histon-impington-neighbourhoodplan/> or email neighbourhood.planning@scambs.gov.uk for more information.

Yours faithfully

Stephen Kelly

Joint Director of Planning and Economic Development South Cambridgeshire District Council and Cambridge City Council

The purpose of the SPD is to assist in delivering the objectives as set out in Policy HQ/1 (High Quality Design), and other related policies, of the South Cambridgeshire Local Plan 2018. The SPD provides village specific analysis and guidance to ensure that new development sustains and enhances a distinctive sense of place, and is informed by a detailed understanding of local character and community design priorities. A six-week consultation period begins on Wednesday 19 June 2019 at 9am during which comments can be made. The responses received will be considered by the Council before finalising the SPD for adoption. All representations must be received by 5pm on 31 July 2019.

The draft SPD and its accompanying Sustainability Appraisal Screening Report, Habitats Regulations Screening Report, Equality Impact Assessment and Consultation Statement, and other relevant supporting documents can be viewed online at the District Council's website (<https://www.scambs.gov.uk/villagedesign>) and are available for inspection at: South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA (8.30am – 5.00pm Monday to Friday).

A drop-in exhibition will also be held at the St Andrew's Centre, Histon from 4-8pm on 1 July 2019.

Representations on the consultation documents should be made using the:

- Online Response Form, which is available on the District Council's website (<https://www.scambs.gov.uk/villagedesign>)
- Paper or Electronic Response Form, available from the District Council offices in Cambourne, or to download from the Council's website. Completed Response Forms should be sent to the Council's offices in Cambourne, (address above) or emailed to vds@scambs.gov.uk.

Any representation submitted may also be accompanied by a request to be notified of the adoption of the document. If you would like to find out more please contact the Greater Cambridge Shared Build and Natural Environment Team on 01954 713310 or email us (at the email address above).

19P/139. Planning Appeal

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

Site Address: 160 Histon Road, Cottenham, Cambridge, CB24 8UG
Description of development: Outline planning permission for demolition of existing house and outbuildings & replace with 9 Bungalows, with some matters reserved except for access
Application reference: S/0710/19/OL
Applicant: Mr Barry Newitt
Appeal reference: APP/W0530/W/19//3229685
Appeal start date: 21 June 2019

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

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 on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing east1@planninginspectorate.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate, Room 3B Eagle Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 26-Jul-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 South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

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-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully

Stephen Kelly

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

19P/140. Planning Appeals

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: 82, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8SD
Description of development: Installation of PV Solar Panels fitted to rear extension.
Application reference: S/4850/18/LB
Applicant: Neil George
Appeal reference: APP/W0530/Y/19/3230068
Appeal start date: 05 July 2019

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

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.

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The Planning Inspectorate, Room 3G Hawk Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 09-Aug-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.**

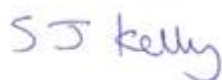
Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

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When made, the decision will be published on the GOV.UK website.

Yours faithfully



Stephen Kelly

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

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: White Cottage 82, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8SD
Description of development: Installation of PV Solar panels fitted to rear extension
Application reference: S/0177/19/FL
Applicant: Mr Neil George
Appeal reference: APP/W0530/Y/19/3230069
Appeal start date: 05 July 2019

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Cambridgeshire District Council. The decision of the Planning application was: Refused.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellants. These will be considered by the Inspector when determining the appeal.

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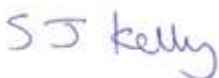
Please note that any representations you submit to the Planning Inspectorate will be copied to the appellants and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

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Yours faithfully



Stephen Kelly

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

19P/141. Development – Voland Roofing site

To follow

19P/142. Waste and Minerals Local Plan

Last year we published the Preliminary Draft version of our new Minerals and Waste Local Plan. As part of that consultation we carried out a 'call for sites'. Numerous mineral sites were submitted to us and several were chosen as our preferred options. These were consulted on in our Further Draft Plan between March and May this year. Although we weren't asking for new sites to be submitted as part of that Further Draft, several were, and we have a legal requirement to assess them. One of these sites is in Wilburton Parish.

The sites are available to view online through our consultation portal<http://consult.peterborough.gov.uk/portal/planning/pc/ccc_pcc_mwlp_2036/further_draft/jfd>, click 'Read document and view comments', then select '3 The Core Policies' on the left hand side, then scroll down to Policy 2 and click 'View Comments' on the right hand side.

The Wilburton site submitted by Kirsten Hannaford-Hill (ID: 1209854) of Aggregate Industries UK is called Australia Farm. **For ease of reference I attach a copy of the submission.** However, your attention is drawn to the fact that this **is not** a site put forward or supported by the Council and at this stage we are only looking for 'local knowledge' to feed into our assessment of the proposed site.

I can confirm that I have sought local knowledge from Wilburton Parish Council itself, and that we are already aware of concerns in respect of wider traffic generation and routing, so please be assured that these issues have already been noted. However, I am contacting you as a neighbouring parish to see if your council has any additional local knowledge which would assist us in assessing this site suggestion?

I would be very grateful if I could receive your reply **12 July**. Please contact me if I can assist in anyway, (noting my working hours below). **(NB: extension of time requested).**

Finally, I would like to reiterate that at this stage the site proposal is a representation that is being considered in advance of the next stage next version of the Plan, which is due to be published for public consultation in November / December this year.

Kind regards,

Ann Barnes.

Ann Barnes
Principal Planning Officer, Place & Economy
Cambridgeshire County Council