

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**22<sup>nd</sup> August 2019**

## 19P/158. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 8<sup>th</sup> August 2019 at 7.30pm

**Present:** Cllrs Smith (Chair), Collinson, Kidston, Morris, Ward, Wilson, RFO

- 19P/146. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (Work), Nicholas (sick), Graves (work), Young (absent)
- 19P/147. Any Questions from the Public or Press** – One member of the public present who was interested in the application S/2549/19/RM. Concerns around the access arrangements.
- 19P/148. To accept Declarations of Interest and Dispensations** – None given.
- 19P/149. Minutes** – Resolution that the minutes of the Committee meeting held on 18<sup>th</sup> July 2019 be signed as a correct record. **RESOLVED.**
- 19P/150. Planning Applications:**
- **S/2342/19/FL** – Single storey side and rear extension, 1 Twentypence Road, Cottenham. In the development framework but outside the conservation area. No grounds for objection. CPC recommends approval - **APPROVED**
  - **S/2341/19/FL** – Single Storey rear extension, 2 Twentypence Road, Cottenham. In the development framework but outside the conservation area. No grounds for objection. CPC recommends approval - **APPROVED**
  - **S/2549/19/RM** - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), demolition of no. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works, Land off Rampton Road, Cottenham (Redrow).
- Cllr. Morris provided an overview of an earlier constructive meeting with Redrow who had confirmed they had bought the site from Gladman. The archeological area in the southern corner of the development will not be built on. There will be a woodland area and balancing pond at the Rampton end of the site, also a trim trail and wildflower area. The housing mix is expected to be 2-4 bedroom houses. The Gladman s106 obligations will be honoured in full. Generally speaking, the proposed building materials and styling are in line with the village design statement, although there are some serious exceptions, notably the unbroken row of house blocks inward of the secondary approach road and excessive "front-of-house" parking provision. The roads are intended to be adoptable with surface water overflow into the catchwater drain, subject to agreement with the IDB. Anticipated 3 – 4 year build-out period beginning at the north-west end of the site with the secondary access used as the heavy goods access during construction. Redrow hope to start on site in April next year with occupations in 2020 & 2021. Redrow have subsequently had a meeting at the primary school so children could have input into the play area on the site.
- Standing orders were suspended at 7.50pm so that the member of public could comment. Unless restricted in some way, the road that was approved as a secondary access is likely to be used more than the intended primary access road due to its proximity to the village. Standing orders reinstated at 8.05pm. Councillor discussion points: *Parking*. In some areas the parking areas are not "secure by design". The concentration of parking spaces behind the terraced properties creates a harsh environment. Concerns about the amount of parking at the front of houses. *Connectivity* via persimmon site: No cycling / pedestrian links through the Persimmon site, (although CPC have asked both Persimmon and Redrow to consider a solution to this; a suggestion which both parties seem willing to consider). *Access*. Arrangements are needed to ensure that the secondary access is only used for emergency

vehicles, combined with concerns about construction traffic using the secondary road. *Layout*. Section 11 to 11 linear arrangement of blocks of houses is a very poor design. House types – concerns that the houses are too uniform and that there is not enough reference to current Cottenham character in the design. *Surface Water*. Queries about the adequacy of drainage arrangements, especially to the south where the Rowells appear vulnerable to run-off. No statement of who maintains the surface water in the long term, CPC would prefer the long term arrangement to be secured by the Parish Council and IDB. *Landscape*. Inadequate screen between the Rampton Road properties and the site. Tree line/belt could be moved northwards. *Housing mix*. CPC data from the AECOM Housing Need Assessment and Neighbourhood Plan challenges the ratio of bedrooms, Cottenham needs more 2-3 bedroom properties rather than the 3-4 bedrooms properties proposed. Haste. Due to concerns about the undue haste with which SCDC have progressed this application and the general design of the site, CPC recommends refusal - **REFUSED**. 5 votes for and 1 abstention.

- **S/2398/19/LB** – New flush ridge suffolk points, decorative hazel banding, cleaning, combing and patching to roof. A section of plaster to be removed, the brick pointed, and new plaster applied over. Lime-rich like-for-like mortar and plaster will be used. Painting of house interior. Modern floor tiles replaced with slabs. Replacement of garden fence, 7 High Street, Cottenham. No grounds for objection - CPC recommends approval - **APPROVED**
- **S/2564/19/RM** – Approval of matters reserved for access, appearance, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the development of 57 apartments with care (C2), provision of parking, open space, landscaping and associated works, Land off Rampton Road, (Gladman). Comments from Councillors that the proposed building is overbearing in mass and scale (especially as sited in the open countryside) and is too high at three stories. The design is out of keeping with the area. No cycle provision. Increased traffic concerns relating to the secondary access road. No detailing of the site around the building. First impressions are not favourable - CPC recommends refusal - **REFUSED**.

#### Tree Orders

- **S/2446/19/TC**- T1 Eucalyptus – Fell The tree works are proposing to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability, 41 High Street, Cottenham – Noted.

#### For information only:

- **S/2484/19/DC**– Discharge of conditions 40 (Design Code) of planning permission S/2413/17/OL, Land off Rampton Road, Cottenham (Redrow) – Proposal that we submit the same objections as S/2549/19/RM noting that this should go to the planning committee - **RESOLVED**
- **S/2183/19/LB** – Creation of a small shower room with a rooflight by removing a wall between two adjacent walk-in cupboards at the rear of the house, Dunstal House, 193, High Street, Cottenham (**AMENDMENT**: proposal description) - Noted

#### Withdrawn

- **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 117-123 Histon Road, Cottenham - Noted

#### SCDC Decisions – Approvals

- **S/4116/18/VC** - Variation of condition 1 and the inclusion of a phasing condition of outline planning permission S/2413/17/OL, Land off Rampton Road, Cottenham (Gladman) - Noted

- 19P/151. Consultation** – to consider response to Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document. We have until the 23<sup>rd</sup> September. Deferred to the next meeting. Committee members to look at this in the meantime.
- 19P/152. Enforcement** – to consider updates from Enforcement Officers and additional items for enforcement – No updates.
- 19P/153. Date of next meeting** – 22nd August 2019
- 19P/154. Close of meeting** – 9.27pm

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

## 19P/159. Planning Applications:

- [S/2532/19/FL](#) - Two storey rear extension and cladding and rendering to existing dwelling, 12 Rampton Road, Cottenham
- [S/2510/19/FL](#) - First floor side extension over existing carport (resubmission of S/1252/19/FL), 128 Rampton Road, Cottenham
- [S/2666/19/FL](#) - Single storey side extension, 129 Rampton Road, Cottenham
- [S/2709/19/FL](#) - Single storey side and rear extension, 27 Pelham Way, Cottenham
- [S/2679/19/RM](#) - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), demolition of no. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. This is a duplicate application to S/2679/19/RM.
- [S/2680/19/FL](#) - Alteration and extension of existing garage and single storey rear extension, 305 High Street, Cottenham

### Tree Orders

- [S/2717/19/TC](#) - Due to excessive shading to the garden and general maintenance to keep the tree in the best condition we are proposing - Yew Tree - Reduce 2ft below guttering and reduce lateral branches by 3m, 3 Histon Road, Cottenham

### For information only:

- [S/2183/19/LB](#) - Creation of a small shower room with a rooflight by removing a wall between two adjacent walk-in cupboards at the rear of the house, Dunstal House, 193, High Street, Cottenham (**additional info:** heritage information and full floorplans).
- [S/2576/19/LD](#) - Certificate of lawful development for an existing use of a non-agricultural occupancy, Church Lane Nurseries, Church Lane, Cottenham

### SCDC Decisions – Approvals

- [S/2220/19/FL](#) - Demolition of existing conservatory, replace all windows and doors with UPVC units, and install bi-folds doors to the rear, 53 Telegraph Street, Cottenham

## 19P/160. Consultation

### Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document

The Greater Cambridge Shared Planning Service has prepared a draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) for public participation. The purpose of the SPD is to assist with the implementation of policies related to climate change, sustainable design and construction and wider environmental policies contained within the adopted 2018 Cambridge and South Cambridgeshire Local Plans.

A ten-week consultation period starts at 9am Monday 15 July 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 Monday 23 September 2019.

From the start of the consultation period, the draft SPD and its accompanying Sustainability Appraisal Screening Report, Habitats Regulations Assessment Screening Report, Equalities Impact Assessments and Consultation Statement can be viewed online on the Councils website ([www.scambs.gov.uk/sustainableconstructionsdpd](http://www.scambs.gov.uk/sustainableconstructionsdpd) and [www.cambridge.gov.uk](http://www.cambridge.gov.uk)) and will be available for inspection at:

- South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
- At Cambridge City Council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.

Comments should be made using:

- The online consultation system: <http://cambridge.jdi-consult.net/localplan/>
- By completing the consultation response form: which is available from the Councils' offices or to download from the Councils website (<https://www.scambs.gov.uk/sustainableconstructionsdpd>). Completed Response Forms should be emailed to [policysurveys@cambridge.gov.uk](mailto:policysurveys@cambridge.gov.uk) or sent to one of the following offices:
- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Planning Policy, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

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

Stephen Kelly  
Joint Director of Planning and Economic Development