

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th August 2019

19P/149. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 18th July 2019 at 7.30pm

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

19P/131. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work), Nicholas (sick) and Wilson (holiday).

19P/132. Any Questions from the Public or Press – None present.

19P/133. To accept Declarations of Interest and Dispensations – None given.

19P/134. Minutes – Resolution that the minutes of the Committee meeting held on 20th June 2019 be signed as a correct record. **RESOLVED.**

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. Neighbour comments noted. Concerns raised regarding loss of parking spaces given the known parking issues in the vicinity. Extensions are not subservient to the original structure. CPC recommends refusal. **REFUSED.**
- **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. CPC recommends approval. **APPROVED.**
- **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. CPC recommends approval. **APPROVED.**

Tree Orders

- **S/2099/19/TC** - Copper 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. Noted.
- **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. Noted.
- **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. Noted.

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. Cllr Morris ran through the response to our previous comments. Query whether the management company were suitably qualified to undertake surface management works. We welcome the design changes however remain concerned regarding the qualifications/longevity of the management company and even more so if SUDS will be maintained by the householders. Would still prefer a more enduring party to look after the drainage i.e. the IDB. Clerk to respond with comments.

- **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. Noted.
- **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). Noted.
- **S/1936/19/DC** - Discharge of condition 8 (Remediation Strategy) of planning permission S/1952/15/OL, 36 Oakington Road, Cottenham. Noted.

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 – to consider any response to be made to** Draft Bourn Airfield New Village Supplementary Planning Document consultation (ends 29th July) – Consultation noted.
- 19P/137. Consultation – to consider any response to be made to** consultation on Histon & Impington Neighbourhood Plan (ends 31st July) – Clerk to respond to congratulate them on how far they've come with the Plan.
- 19P/138. Consultation – to consider any response to** draft Histon & Impington Village Design Guide SPD consultation (ends 31st July) – Consultation noted.
- 19P/139. Planning Appeal – to consider response to be made to appeal for 160 Histon Road, Cottenham (written representations by 26th July) – Existing comments still stand; Clerk to respond accordingly.**
- 19P/140. Planning Appeals – to consider response to be made to appeals for 82 High Street, Cottenham (written representations by 9th August) – Existing comments still stand; Clerk to respond accordingly.**
- 19P/141. Development – to consider pre-planning advice regarding Volland Roofing site – Cllr Morris outlined the plans. There may be a change to the setting of the Grade I listed building, the site is within the framework and will create additional employment. Resolution that CPC supports the Volland proposal in principle. It is consistent with the Neighbourhood Plan (policies CHO/7.2 and T/6). RESOLVED.**
- 19P/142. Waste and Minerals Local Plan – to consider comments relating to additional site (adjoining Cottenham) put forward as part of the plan – Resolution for the Clerk to respond to state that no haulage traffic to come through Cottenham as a result of any works. RESOLVED.**
- 19P/143. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. Clerk to ask Enforcement to check case 6/19.**
- 19P/144. Date of next meeting – 8th August 2019**
- 19P/145. Close of meeting – 8.48pm.**

Signed _____ (Chair) Date _____

19P/150. Planning Applications:

- [S/2342/19/FL](#) - Single storey side and rear extensions, 1 Twentypence Road, Cottenham
- [S/2341/19/FL](#) - Single storey rear extension, 2 Twentypence Road, Cottenham
- [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 Homes)
- [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
- [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)

Tree Orders

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

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)
- [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).

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

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)

19P/151. 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 and 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 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