

AGENDA REPORTS PACK

PLANNING COMMITTEE

19th September 2019

19P/167. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 22nd August 2019 at 7.30pm

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

In attendance: 1 member of the public

19P/155. Chairman's Introduction and Apologies – apologies accepted from Cllrs Bolitho (work), Graves (work), Nicholas (sick), Ward (holiday) and Young (work).

19P/156. Any Questions from the Public or Press – Standing Orders suspended 7.33pm. Resident (owner) attended regarding S/2532/19/FL. Standing Orders reinstated 7.34pm.

19P/157. To accept Declarations of Interest and Dispensations – Cllr Collinson declared an interest in S/2532/19/FL and will take no part in discussions.

19P/158. Minutes – Minor typo amended. Resolution that the minutes of the Committee meeting held on 8th August 2019 be signed as a correct record. **RESOLVED.**

19P/159. Planning Applications:

- **S/2532/19/FL** - Two storey rear extension and cladding and rendering to existing dwelling, 12 Rampton Road, Cottenham. Standing Orders suspended 7.40pm. Resident explained background to the application and has been liaising with neighbours. No change to parking. Standing Orders reinstated 7.47pm. Overlooking has been minimised and doesn't appear to infringe sunlight. CPC recommends approval. **APPROVED.**
- **S/2510/19/FL** - First floor side extension over existing carport (resubmission of S/1252/19/FL), 128 Rampton Road, Cottenham. Previous concerns remain. No recommendation.
- **S/2666/19/FL** - Single storey side extension, 129 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2709/19/FL** - Single storey side and rear extension, 27 Pelham Way, Cottenham. CPC recommends approval. **APPROVED.**
- **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/2549/19/RM. Comments remain as previously minuted 8th August 2019.

Previous comments still stand. *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. Due to concerns about the undue haste with which SCDC have progressed this application and the general design of the site, CPC recommends refusal CPC recommends refusal. **REFUSED**. If Officer minded to approve we would like the application to go to Committee.

- **S/2680/19/FL** - Alteration and extension of existing garage and single storey rear extension, 305 High Street, Cottenham. CPC recommend approval. **APPROVED**. Cllr Smith left the meeting at 8.32pm and Cllr Kidston took the Chair.

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. Noted.

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 – to consider response to** Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document – Initial concerns expressed that the proposed 400m distance is unworkable. Additional studies proposed on developers would be onerous and expensive. Not compliant with NPPF. Noted that document would only be advisory. Cllrs Kidston, Morris and Wilson to form working group to examine the consultation and prepare response.
- 19P/161. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Report noted.
- 19P/162. Date of next meeting** – 5th September 2019. Cllr Wilson gave apologies.
- 19P/163. Close of meeting** – 8.46pm

Signed _____ (Chair) Date _____

19P/168. Planning Applications:

- [S/2689/19/RM](#) - Approval of matters reserved for appearance, landscaping, layout and scale following Outline planning permission S/1225/17/OL for a new dwelling, Land between 117-123 Histon Road, Cottenham
- [S/2805/19/FL](#) – Two storey side and rear extension, 11, Cossington Close, Cottenham
- [S/2757/19/LD](#) - Certificate of lawful development for the existing residential use of Ashton Farm, Ashton Farm, Church Lane, Cottenham
- [S/2552/19/PO](#) – Planning obligation, 1-12 Calvin Close, Cottenham
- [S/2553/19/PO](#) – Planning obligation, 1-6, Coolidge Close, Cottenham
- [S/2897/19/FL](#) - Part retrospective single storey rear extension and kitchen window. ENF/0314/19, 2 Cossington Close, Cottenham
- [S/2562/19/FL](#) - Garden studio and replacement of existing rear fence, 82 High Street, Cottenham
- [S/2935/19/FL](#) - Erection of carport and store, 40 Church Lane, Cottenham
- [S/3004/19/FL](#) - First floor rear extension (retrospective), 104 Rooks Street, Cottenham
- [S/2942/19/VC](#) - Variation of condition 1 (approved plans) 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)
- [S/3080/19/FL](#) - Demolition of existing front porch and erection of new two storey front extension. Demolition of existing rear conservatory and erection of new single and two storey rear extension, 111 Rampton Road, Cottenham

Tree Orders

- [S/3025/19/TC](#) – T1. Large Eucalyptus on left hand boundary when viewed from the road - remove 3no large low horizontal limbs over your garden, reduce height of remaining tree by approximately 40% (6m) and remove major dead wood to greatly reduce water demand and risk of failure. T2. Large Eucalyptus on right hand boundary when viewed from road - sectionally dismantle to ground level, 41 High Street, Cottenham

For information only:

- [S/2770/19/NM](#) – Non material amendment of planning permission S/2081/18/FL, The Orchards, Beach Road, Cottenham
- [S/2837/19/DC](#) - Discharge of condition 40 (Design Code) pursuant to planning permission S/4116/18/VC, Land off Rampton Road (Redrow).
- [S/4698/18/OL](#) - Outline application for up to 1000sqm A1, A2, B1, C3, D1 use in the alternative, or as part of a mixed development, with all matters reserved, 264 High Street, Cottenham (AMENDMENT TO DESCRIPTION: greater flexibility and alignment with emerging neighbourhood plan)

SCDC Decisions – Approvals

- [S/2341/19/FL](#) – Single storey rear extension, 2 Twentypence Road, Cottenham
- [S/2342/19/FL](#) – Single storey side and rear extensions, 1 Twentypence Road, Cottenham
- [S/1930/19/OL](#) – Outline permission for one dwelling with all matters reserved except access (S/3054/18), 64 Histon Road, Cottenham
- [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

HM Inspectorate Decisions – Refusal

- [S/4675/18/OL](#) – Outline planning permission for a New dwelling All Matters Reserved, 144 Histon Road, Cottenham

19P/177. Planning appeal

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 174

Site Address: 4 Lake House, The Lakes, Twentypence Road,
Cottenham, Cambridge, Cambridgeshire, CB24 8PP
Alleged Breach: Extension constructed without planning permission
Appellants Name:
Appeal reference: APP/W0530/C/18/3219402
Appeal start date: 06-Sep-2018

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by South Cambridgeshire District Council on 11-Dec-2018

The enforcement notice was issued for the following reasons:

- a) The Operational Development has taken place within the last 4 years.
- b) The side extension, by virtue of its width, has significantly increased the span of the building and is out of scale and character with the original dwelling.
- c) The development has resulted in harm in that it has materially changed the impact of the dwelling on its surroundings and resulted in a loss of openness that is detrimental to the character and appearance of the countryside.
- d) The development is therefore contrary to Policies H/1/2 and HQ/1 of South Cambridgeshire Local Plan 2018, that state extensions to dwellings outside the village framework will be permitted where the extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings and that all developments should preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape.

The enforcement notice requires the following steps to be taken:

- i. Demolish the side extension.
- ii. Remove materials resulting from the demolition from the land.

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 (Enforcement) (Hearings Procedure) (England) Rules 2002.

If you wish to make comments, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing teame2@pins.gsi.gov.uk If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 3E
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 18th October 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.

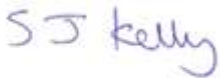
If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection at South Cambridgeshire Hall during office hours. You are advised to telephone beforehand to ensure the relevant documents are available when you visit. 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 enforcement 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

A handwritten signature in blue ink that reads "SJ Kelly".

Stephen Kelly

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

19P/178. Consultation

Electric vehicle chargepoints in residential and non-residential buildings

Consultation description

We are proposing to:

1. alter building regulations for new:
 - residential buildings to include requirements for electric vehicle chargepoints
 - non-residential buildings to include requirements for electric vehicle chargepoint infrastructure
2. introduce requirement for existing non-residential buildings to have electric vehicle chargepoints

This consultation closes at 11.45pm on 7th October 2019.

<https://www.gov.uk/government/consultations/electric-vehicle-chargepoints-in-residential-and-non-residential-buildings>