

AGENDA REPORTS PACK

PLANNING COMMITTEE

5th 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

For information only:

- [S/2770/19/NM](#) – Non material amendment of planning permission S/2081/18/FL, The Orchards, Beach Road, Cottenham

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

HM Inspectorate Decisions – Refusal

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