

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 8th 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 18th 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. *Landscaping*. 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 storeys. 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 23rd 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 _____