

AGENDA REPORTS PACK

PLANNING COMMITTEE

17th October 2019

19P/196. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 3rd October 2019 at 7.30pm

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

19P/182. Chairman's Introduction and Apologies – Cllr Dewey was welcomed to the Committee. Apologies accepted from Cllrs Bolitho (work) and Young (personal).

19P/183. Any Questions from the Public or Press – no public present.

19P/184. To accept Declarations of Interest and Dispensations – Cllr Ward declared an Other Interest is S/3004/19/FL and will take no part in discussions.

19P/185. Minutes – Minor amend. Resolution that the minutes of the Committee meeting held on 19th September 2019 be signed as a correct record. **RESOLVED.**

19P/186. Planning Applications:

- **S/3004/19/FL** - First floor rear extension (retrospective), 104 Rooks Street, Cottenham. Objections noted. Query the quality of the build and building control should investigate. CPC recommend refusal on grounds of overlooking, loss of privacy and inappropriate development in the conservation area. **REFUSED.**
- **S/3112/19/FL** - Change of Use for the use of 7 rooms to lettable rooms under C1 for the upstairs and annexe accommodation - Some internal alterations and minor changes to the facade on the existing extension and a new door to the rear, The Jolly Millers, 73 High Street, Cottenham. Regarding the access, there would need to be a deed in perpetuity granted and this hasn't been provided. Concerns raised about parking (impossible to provide visibility splays) which could be disruptive to neighbouring properties. General support for the concept and making the business viable. Noted that section quoted from the Neighbourhood Plan relates to buildings outside of the village framework. Ongoing enforcement issue regarding tree planting to the rear garden. CPC recommend refusal on grounds of inappropriate development in the conservation area due to creation of additional traffic. **REFUSED.**
- **S/3231/19/AD** - Signage to advertise Redland Grange Housing development including 7 flag poles 5.5 metres high, 1 V signage board, 1 leader board and 1 fascia sign, Land at Oakington Road, Cottenham (Persimmon). Object to the excessive number of flags; inappropriate next to the greenbelt. V-board, leader board and fascia acceptable but 2 flagpoles maximum. CPC recommends refusal. **REFUSED.**

Tree Orders

- **S/3273/19/TC** – 1. Holly on right hand side - fell and grind stump; 2. Pear - fell and grind stump; 3. Hawthorn on right boundary - fell and grind stump; 4. Holly at front - fell and nominally grind, 358 High Street, Cottenham. Noted.
- **S/3274/19/TC** - Walnut - pollard at approximately 4.5m, 44 Denmark Road, Cottenham. Noted.

For information only:

- **S/3078/19/DC** – Discharge of condition 4 (Sample of floor slab) of planning permission S/2398/19/LB, 7 High Street, Cottenham
- **S/3243/19/DC** - Discharge of Condition 2 (Brick Sample Panel) of Planning Application S/2281/18/RM - Approval of reserved matters for access, appearance, landscaping, layout and scale following Outline Planning Permission S/1606/16 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 off Oakington Road, Cottenham (Persimmon). Noted. Disappointed that only 2 types of brick in a development of 121 houses; more variety needed.

SCDC Decisions – Approvals

- **S/1116/19/LB** – Refurbishment and replacement of existing windows and external render finish, 11 High Street, Cottenham
- **S/2666/19/FL** - Single storey side extension, 129 Rampton Road, Cottenham
- **S/2532/19/FL** - Two storey rear extension and cladding and rendering to existing dwelling, 12 Rampton Road, Cottenham

Withdrawn

- **S/2680/19/FL** - Alteration and extension of existing garage and single storey rear extension, 305 High Street, Cottenham
- **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

- 19P/187. Consultation** – consider response to Government proposals to alter existing residential and non-residential buildings regulations to include electric vehicle infrastructure requirements (by 7th October) – Cllr Morris ran through a few of the key areas. Cllr Morris to respond on behalf of CPC.
- 19P/188. Greater Cambridge Housing Trajectory Consultation** – consider response to consultation (by 14th October) – SCDC is rapidly losing its housing supply and could fall under 5 years again. Concerns raised that the figures are lower than estimated. Consultation noted.
- 19P/189. Consultation** – update on response to Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document – Cllr Morris has submitted a response on behalf of CPC.
- 19P/190. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 5/18: gating order going to Scrutiny on 17th October. Clerk to check details with Cllrs Gough and Wilson. Resolution for Cllr Morris to speak on behalf of the CPC at the SCDC Scrutiny Committee. **RESOLVED**. Case 6/16: need follow up meeting with owner.
- 19P/191. Date of next meeting** – 17th October 2019
- 19P/192. Close of meeting** – 8.47pm.

Signed _____ (Chair) Date _____

19P/197. Planning Applications:

- [S/3334/19/FL](#) - Change of use and conversion of two storey barn to residential dwelling with linked extension, Church Lane Farm, Church Lane, Cottenham
- [S/3068/19/FL](#) - Reduction in size of retail unit; demolition of rear of retail unit and storage buildings; conversion of first floor of retail unit to residential use, erection of two dwellings to rear of site, 76 High Street, Cottenham
- [S/3398/19/FL](#) - Single storey side extension, new windows to rear and upgrade of single storey flat roof extension, installation of solar panels to roof, and installation of air source heat pump, 3 Histon Road, Cottenham

SCDC Decisions – Approvals

- [S/2805/19/FL](#) – Two storey side and rear extension, 11 Cossington Close, Cottenham

19P/198. Greater Cambridge Local Plan

Background

The Joint Planning Service between SCDC and the City has recently begun developing its new combined Local Plan.

The existing (separate) Local Plans adopted last September is intended to extend to 2030ish but the Inspectors required it to be refreshed within 5 years, partly because of the area's vibrant economy and rapid growth.

There have already been some consultation sessions and some mission creep as more objectives are absorbed into what was originally intended as a 2-year exercise.

We expect our own Neighbourhood Plan to complete its examination shortly and, if successful at Referendum, this will "protect" us even if Greater Cambridge housing land supply falls to 3 years.

Nevertheless it is likely that sweeping changes in approach will need to be considered for the new Local Plan to deliver the necessary employment and housing while satisfying stringent environmental and other objectives.

I recommend that **"CPC set up a LP Monitoring "task and finish" Working Party to track activity on the new LP:**

- **updating CPC quarterly on developments,**
- **advising CPC on any necessary responses, and**
- **making planning-related representations on CPC's behalf where necessary."**