

AGENDA REPORTS PACK

PLANNING COMMITTEE

3rd October 2019

19P/185. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 19th September 2019 at 7.30pm

Present: Cllrs Wilson (Chair), Graves, Morris, Ward and the Clerk

In attendance: 1 member of the public

19P/172. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Collinson (holiday), Kidston (holiday), Smith (holiday), Young (work). Cllr Bolitho was absent.

19P/173. Any Questions from the Public or Press –

19P/174. To accept Declarations of Interest and Dispensations – Cllr Ward declared an Other Interest in S/3004/19/FL and will take no part in discussions.

19P/175. Minutes – Minor amendment made. Resolution that the minutes of the Committee meeting held on 22nd August 2019 be signed as a correct record. **RESOLVED.**

19P/176. Planning Applications:

- **S/2897/19/FL** - Part retrospective single storey rear extension and kitchen window. ENF/0314/19, 2 Cossington Close, Cottenham – Standing Orders suspended 7.36pm. Applicant spoke to run through application background. Projects 2.2m from back of house. Originally told it would fall within permitted development but during the build Enforcement Officer stated the contrary and that plans would need to be submitted. Standing Orders reinstated 7.41pm. Standing Orders suspended 7.42pm. Resident confirmed that Enforcement said the site runs adjacent to the greenbelt. Cllr Morris stated there was a policy they may try to invoke but that hasn't been mentioned to the applicant. NPPF 145c states that the extension is acceptable and it appears that SCDC have got the situation wrong. CPC strongly approve this application. **APPROVED.** Clerk to write to District Cllrs Gough and Wilson and ask them to speak to the case officer regarding the situation with this application. Standing Orders reinstated 7.48pm.
- **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. CPC recommends approval. **APPROVED.**
- **S/2805/19/FL** – Two storey side and rear extension, 11, Cossington Close, Cottenham. Resident objection noted but extension doesn't overlook. CPC recommends approval. **APPROVED.**
- **S/2757/19/LD** - Certificate of lawful development for the existing residential use of Ashton Farm, Church Lane, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2552/19/PO** – Planning obligation, 1-12 Calvin Close, Cottenham – Fail to understand how redesignation would have such a significant (£10m) uplift on property portfolio value. Compromises affordable homes in Cottenham and gives no benefit to the village. Possible detrimental effect on the tenants. CPC recommends refusal. **REFUSED.**
- **S/2553/19/PL** – Planning obligation, 1-6, Coolidge Close, Cottenham. Comments as per S/2552/19/PO. CPC recommends refusal. **REFUSED.**
- **S/2562/19/FL** - Garden studio and replacement of existing rear fence, 82 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/2935/19/FL** - Erection of carport and store, 40 Church Lane, Cottenham. Need to be mindful of surface water drainage. CPC recommend approval. **APPROVED.**
- **S/3004/19/FL** - First floor rear extension (retrospective), 104 Rooks Street, Cottenham. Not quorate; item deferred.
- **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). Cllr Morris ran

through the background, which is a technical detail only. CPC recommends approval.

APPROVED.

- **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. CPC recommends approval. **APPROVED**

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 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. Noted.

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** – consider submitting representation to planning Inquiry re. 4 The Lake House, The Lakes, Twentypence Road, Cottenham (by 18th October) – CPC very strongly stand by our previous objections. Clerk to respond accordingly.
- 19P/178. 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 to draft response to bring to next meeting.
- 19P/179. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 6/16: Cllr Morris has spoken to the owner and contractor. Meeting being set up to discuss plans. Case 9/18 to be closed.
- 19P/180. Date of next meeting** – 3rd October 2019
- 19P/181. Close of meeting** – 8.51pm

Signed _____ (Chair) Date _____

19P/186. Planning Applications:

- [S/3004/19/FL](#) - First floor rear extension (retrospective), 104 Rooks Street, Cottenham
- [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
- [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)

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
- [S/3274/19/TC](#) - Walnut - pollard at approximately 4.5m, 44 Denmark Road, Cottenham

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)

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

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>

19P/188. Greater Cambridge Housing Trajectory Consultation

Dear Parish Councils

Today we have published a new Greater Cambridge housing trajectory. It demonstrates that jointly for Greater Cambridge we have 5.3 years of housing land supply for the 2019-2024 five year period and also that the Councils will meet their individual housing requirements for 2011-2031 as set out in their adopted Local Plans 2018. Greater Cambridge comprises of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.

What is the housing trajectory?

The Greater Cambridge housing trajectory records how many additional homes have been completed in the area since 2011 and forecasts how many additional homes will be completed in the area by 2031 (and beyond) on a site by site basis. It sets out anticipated housing completions from all the sites allocated in the adopted Local Plans 2018, from all sites with planning permission and from sites of 10 or more dwellings with a resolution to grant planning permission by our planning committees.

The housing trajectory itself is a table of sites with their anticipated housing completions by year. It is accompanied by commentary on each of the sites setting out our reasoning for why the site is deliverable and / or developable, and for some sites why that site is not expected to deliver any dwellings.

Why are the housing trajectory and five year housing land supply calculations for Greater Cambridge?

The housing trajectory and five year housing land supply calculations are for Greater Cambridge rather than the two local planning authorities separately, as the adopted Local Plans 2018 set out that *“the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development”*.

Why am I being consulted?

We have prepared the housing trajectory and five year housing land calculations based on the guidance set out in national planning policy and guidance. This means that we have assessed the deliverability and / or developability of all sites that are allocated or have planning permission, and all sites of 10 or more dwellings with a resolution to grant planning permission by our planning committees, based on the definitions set out in the National Planning Policy Framework (published in February 2019). We have also developed typical

assumptions for lead-in times, build out rates, lapse rates and windfalls, that we have used to help us decide whether a site is deliverable and / or developable.

Taking account of national planning policy and guidance, we are now carrying out public consultation with stakeholders, landowners, developers, housebuilders and others on our housing trajectory and five year housing land supply calculations.

How can I make comments?

Comments must be made by **5pm on Monday 14 October 2019**.

The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Main Document and Annex, and details on how to make comments, are published on both Councils' websites:

www.scambs.gov.uk/annual-monitoring-report and www.cambridge.gov.uk/annual-monitoring-reports.

What happens next?

After the end of the consultation, we will consider all the comments received, and where necessary make changes to the Greater Cambridge housing trajectory and five year housing land supply calculations. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document will then be re-issued in its final form.

As the Councils can demonstrate a five year housing land supply for Greater Cambridge, our planning policies in the adopted Cambridge and South Cambridgeshire Local Plans 2018 will be given full weight in decisions on planning applications, unless there are other material considerations to take into account. This will be relevant for any planning applications that are being considered from 16 September 2019.

Who do I contact if I have any questions?

If you would like further information or have any questions, please contact us by emailing ldf@scambs.gov.uk or calling 01954 713183.

Yours faithfully

Stephen Kelly

Joint Director of Planning and Economic Development