

# **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**21<sup>st</sup> November 2019**

## 19P/215. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 7<sup>th</sup> November 2019 at 7.30pm

**Present:** Cllrs Morris (Chair), Collinson, Dewey, Ward, Wilson and the Clerk

**19P/202. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Graves (meeting) and Smith (work).

**19P/203. Any Questions from the Public or Press** – None present.

**19P/204. To accept Declarations of Interest and Dispensations** – None given.

**19P/205. Minutes** – Resolution that the minutes of the Committee meeting held on 17<sup>th</sup> October 2019 be signed as a correct record. **RESOLVED.**

**19P/206. Planning Applications:**

- **S/3566/19/FL** - Ground floor front and rear extensions, first floor rear and side extension and loft extension with rear dormer, 55 Rampton Road, Cottenham. CPC recommends approval subject to correct number of parking spaces. **APPROVED.**
- **S/3450/19/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 And 123, Histon Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3575/19/FL** - Single storey rear extension, 5 New Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3549/19/OL** - Outline planning permission with all matters reserved for 2 dwelling units, Rear of 51 Beach Road, Cottenham. No details where draining to so unsure how Drainage Engineer has reached conclusion. May affect properties on Racecourse View. No details regarding access. CPC recommends refusal due to inadequate information. **REFUSED.**
- **S/3661/19/LB** - Infilling of exposed rafters and repair of internal faces, reed infills, limewash and eaves repairs pertaining to the following permissions: Planning permission: S/1509/17/FL Building control: 18/00193/FP, 120 High Street, Cottenham. CPC recommends approval. **APPROVED.**
- **S/3703/19/FL** – Demolition of B8 unit and the erection of 9 residential units, Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham. CPC recommends approval subject to confirmation regarding drainage into unadopted ditch. **APPROVED.**
- **S/3659/19/FL** – Two storey side and rear extension and single storey rear infill, 19 Broad Lane, Cottenham. CPC recommends approval. **APPROVED.**

**Tree consultations:**

- **S/3533/19/TC** - 1. Crab Apple at front - prune to previous pruning points. 2. Walnut in rear on right hand side - crown lift 3.5m. 3. Walnut on left hand side - crown left 3.5m, 18 Telegraph Street, Cottenham. Noted.
- **S/3607/19/TC** - T1 Cedar in rear garden - Top and fell to ground level, 24 High Street, Cottenham. Noted. NB: no reason given as to why it requires removal.
- **S/3675/19/TC** - Norway Maple in Village College ground to side garden - prune to remove lowest limb growing towards North East and other small secondary and tertiary branches above, which are growing over boundary, 329 High Street, Cottenham. Noted.

**For information only:**

- **S/3590/19/DC** - Discharge of conditions 7 (Traffic management Plan), 12 (Species mitigation strategy), 14 (Scheme for ecological enhancement), 15 (Written scheme of investigation), 18 (Pollution control of the water environment), 19 (Contamination), 21 (Noise assessment), 22 (Measures to minimise the spread of airborne dust), 23 (Construction programme), 24 (Noise

mitigation /insulation scheme), 25 (Noise assessment), 27 (extraction/filtration/abatement scheme), 28 (Artificial lighting scheme), 29 (Waste management & minimisation and refuse strategy), 30 (Renewable energy statement), 31 (Water conservation strategy) and 32 (Fire hydrants) of planning approval S/4116/18/VC, Land Off Rampton Road, Rampton Road, Cottenham (Redrow)

- **S/3004/19/FL** - First floor rear extension (retrospective), 104 Rooks Street, Cottenham (AMENDED)
- **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). AMENDED

#### **SCDC Decisions – Approvals**

- **S/2156/19/FL** – Proposed first floor extension and single storey side extensions, and single storey rear extension (Resubmission of S/0609/18/FL), 60 Rooks Street, Cottenham
- **S/2935/19/FL** - Erection of carport and store, 40 Church Lane, 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 and S/2563/19/LB** - Garden studio and replacement of existing rear fence, 82 High Street, Cottenham

#### **Refusals**

- **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, Cottenham (Gladman)

- 19P/207. Going digital** – as SCDC is about to change its planning system with one aim to reduce paper usage, is it time for us to consider the degree to which we could “go digital” in more of our day-to-day operations and, if so, how could we proceed? – Cllr Morris outlined. General agreement that need to look at big screen facility, wifi in meeting rooms and hearing loop in new Village Hall.
- 19P/208. Housing Needs Survey** – consider support of housing needs survey for Cottenham – Cllr Morris stated that it relates to site off Histon Road. Due to being in the greenbelt there has to be a survey which the housing association pays for. CPC will get the benefit of the data. Resolution to support Cambridgeshire ACRE housing needs survey for Cottenham. **RESOLVED.**
- 19P/209. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 3/19 waiting comments from Julie Ayre in Planning. Case 9/10 Enforcement Officer talking to County Highways 6/11/19. Case 6/19 – waiting further update from Enforcement.
- 19P/210. Date of next meeting** – 21<sup>st</sup> November 2019
- 19P/211. Close of meeting** – 8.40pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_

## 19P/216. Planning Applications:

- [S/3768/19/FL](#) - Two storey side extension, Single storey rear extension, loft conversion and the erection of a stable block and detached double garage, 8 Mill Field, Cottenham
- [S/3672/19/PA](#) - Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development, Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham
- [S/3763/19/DC](#) - Certificate of lawful development for an existing use of a non-agricultural occupancy, Church Lane Nurseries, Church Lane, Cottenham
- [S/2549/19/FL](#) - 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 – AMENDMENT)
- [S/2679/19/FL](#) - 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 – Land off Rampton Road, Cottenham (Redrow – AMENDMENT)
- [S/3697/19/FL](#) – Replacement dwelling, 85 Histon Road, Cottenham

### Tree Order:

- [S/3904/19/TC](#) - Yew Reduce upper crown by 1-2m, 12 Cundell Drive, Cottenham

### For information only:

- [S/3713/19/DC](#) - Discharge of condition 3 (Boundary treatments) pursuant to listed building consent S/2398/19/LB, 7 High Street, Cottenham
- [S/3811/19/DC](#) - Discharge of condition 4 (soft landscapes) of planning permission S/4627/18/FL, 144 Histon Road, Cottenham

### SCDC Decisions – Approvals

- [S/3231/19/AD](#) – the display of 5 flag poles 5.5 metres high, 1 V Signage Board, 1 Leader Board and 1 Fascia Sign, Land off Oakington Road, Cottenham (Persimmon)

### **19P/217. Bus shelter**

Persimmon have to provide maintenance for a bus shelter. Currently the location of that bus shelter is outside the Almshouses which isn't appropriate due to space and location. At the recent Liaison Meeting CPC were invited to identify a relocation point for the bus stop.

NB: We may be able to switch s106 funding for bus shelter maintenance to upgrade of Victory Way "terminus" one.

### **19P/218. Medical Centre**

- We have received the "statement of facts" from the Examiner; once these are verified, he should be able to issue his report; if our NP modified in line with his recommendations, he is likely to recommend it be put to referendum in Cottenham parish.
- So we have to decide with SCDC whether or not to accept his recommendations and move to referendum.
- Improved medical services were a high priority during the survey for the Neighbourhood Plan, which led to inclusion of a "Medical Centre" policy in the draft plan.
- Although discussions have been attempted, these have been fragmented and faltered if not failed altogether thus far.
- We have an opportunity to revitalise those discussions over the coming months:
  - Renewed interest in community funding as a consequence of the NP's projects.
  - Possible inclusion of money for a feasibility study in our 2020/21 budget
  - Wider range of possible sites for a Centre
  - Possible use of the NP referendum to include a vote on precept-financing
  - Etc
- There are multiple stakeholders:
  - NHS CCG, as "technical buyers" setting specification and paying some of the rent
  - GP practice managements who will be key "user buyers"
  - Cottenham Council Taxpayers who could finance the project
  - CPC which could provide the project capital via PWLB
  - SCDC and the developers who may agree to transfer s106 funds to this project.
  - Etc.

### **19P/219. Neighbourhood Plan**

- We have received the "statement of facts" from the Examiner; once these are verified, he should be able to issue his report which is likely to recommend that the plan, if modified in line with his suggested changes, should be put to referendum in Cottenham parish.
- Then we have to decide with SCDC whether or not to accept his recommendations and move to referendum.
- We have received comments from our NP Examiner advisor and our NP Working Party has met.
- The NP Working Party recommends ...

### **19P/220. SCDC Planning Committee**

It is likely that the Redrow reserve matters application will go to the SCDC Planning Committee on 11<sup>th</sup> December. We therefore need to consider representation accordingly.