

AGENDA REPORTS PACK

PLANNING COMMITTEE

7th November 2019

19P/205. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 17th October 2019 at 7.30pm

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

19P/193. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work), Wilson (meeting) and Young (personal).

19P/194. Any Questions from the Public or Press – None present.

19P/195. To accept Declarations of Interest and Dispensations – Cllr Dewey gave an Other Interest regarding S/3398/19/FL and will take no part in discussions.

19P/196. Minutes – Resolution that the minutes of the Committee meeting held on 3rd October 2019 be signed as a correct record. **RESOLVED.**

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. Noted that a different design to the application already approved for the site. New Local Plan polices are now in place. Building is outside of the village framework and in the open countryside. Outside of the original footprint of the barn (extension being added) and increased height. Materials are different to what is there currently. CPC recommends refusal. **REFUSED.**
- **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. Site access is restricted. Overlooking between proposed buildings on the site itself. Residential 2 isn't subservient to the original dwelling with the ridge height higher than the original building and the materials are out of keeping. CPC recommends refusal based on bulk/mass/scale and imposition on the street scene of the conservation area. **REFUSED.**
- **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. CPC recommends approval. **APPROVED.**

SCDC Decisions – Approvals

- **S/2805/19/FL** – Two storey side and rear extension, 11 Cossington Close, Cottenham

19P/198. Greater Cambridge Local Plan – consider forming a working party to advise CPC on Greater Cambridge progress with the next Local Plan, making representations to GC as necessary – Cllr Morris ran through rationale for a working party. Would need to attend SCDC Local Plan meetings. Our Neighbourhood Plan will protect us for up to 2 years for anything up to a 3 year land housing supply. After 2 years we would need to update our Plan but wouldn't need to go to referendum. Resolution to form a working party to advise CPC on Greater Cambridge progress with the next Local Plan, making representations to GC as necessary. **RESOLVED.** Put forward to November Full Council meeting.

19P/199. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Clerk reported that re. case 3/19, further breaches had been reported to Enforcement and waiting comment. Case 5/19: traffic issues being discussed at next Highways meeting.

19P/200. Date of next meeting – 7th November 2019

19P/201. Close of meeting – 8.38pm.

Signed _____ (Chair) Date _____

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
- [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
- [S/3575/19/FL](#) - Single storey rear extension, 5 New Road, Cottenham
- [S/3549/19/OL](#) - Outline planning permission with all matters reserved for 2 dwelling units, Rear of 51 Beach Road, Cottenham
- [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
- [S/3703/19/FL](#) – Demolition of B8 unit & erection of 9 residential units, Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham
- [S/3659/19/FL](#) – Two storey side and rear extension and single storey rear infill, 19 Broad Lane, Cottenham

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
- [S/3607/19/TC](#) - T1 Cedar in rear garden ~ Top and fell to ground level, 24 High Street, Cottenham
- [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

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, 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

Possibly as soon as December this year, SCDC and the City's Shared Planning Service is adopting a new planning system, involving a shutdown for 2-weeks. The system itself may allow an application to be viewed on screen in the context of its location (map), context (streetview), details and policies (National/Local Plan).

Given moves to reduce paper (and ink/toner) usage, it is likely that there will soon be reluctance to issue paper plans to Parish Councils for all planning applications.

Some say that paper plans are important:

- a) allowing discussion with concerned neighbours, even on small applications
- b) providing more detail, especially on larger applications
- c) allowing "round the table" discussions, including public involvement on occasion.

Widespread adoption of tablets, even with zoom capability, does not resolve all the issues. Should we begin thinking about how we might equip ourselves to "go digital"?

19P/208. Housing Needs Survey

Specimen text from letter to residents:

"Cottenham Parish Council is supporting us to carry out an independent survey of housing need in the parish. Cambridgeshire ACRE is the rural community council for Cambridgeshire & Peterborough. We are an independent charity established in 1924. The costs of the survey are being met by XXXX Housing Association, a housing association that specialises in rural affordable housing.

The principal aim of the survey is to identify whether there is a shortage of housing for local people who cannot afford to rent or buy a suitable home at current prices. However, we are also interested in local demand for market housing in the parish. Any resulting affordable homes would be specifically for people with a local connection to the parish."

Customised letter (to be sent out by Cambridgeshire ACRE: "[Cottenham – Housing Needs Survey](#)")

Cottenham Parish Council requests your support by completing and returning the attached survey.

The Parish Council wants to understand if there is a shortage of affordable housing for **local** people within Cottenham. Our emerging Neighbourhood Plan has identified a potential need for affordable homes specifically for people with a local connection to the parish. This survey will help us to better understand the scale and nature of this need. We will be able to use this report to both support and challenge schemes that seek to address this need.

This is an opportunity for you to express your views and/or highlight your needs. To ensure that all views are taken into consideration, it is important that everyone completes the form regardless of personal need. A high response rate sends a clearer message to the Parish and District Councils.

A separate survey form should be completed for each potential new household. Please contact Cambridgeshire ACRE (details overleaf) if you require additional survey forms. They can also send forms to family members living away from Cottenham who would like to return to the parish.

The information that you provide is confidential. The Parish Council will neither see the completed forms nor have access to any personal information about individuals or households. The costs of the survey are being met by Cambridge Housing Society, a local housing association who already manage many affordable homes in Cambridgeshire. There is no cost to the Parish Council.

Thank you in advance for your time and assistance with this important initiative. The results will be reported to a future Parish Council meeting."