

### Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 19<sup>th</sup> 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 22<sup>nd</sup> 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 18<sup>th</sup> 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 7<sup>th</sup> 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** – 3<sup>rd</sup> October 2019
- 19P/181. Close of meeting** – 8.51pm

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