

AGENDA REPORTS PACK

PLANNING COMMITTEE

23rd January 2020

20P/015. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 9th January 2020 at 7.30pm

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

In attendance: 1 member of the public

- 20P/001. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Smith (work) and Young (work).
- 20P/002. Any Questions from the Public or Press** – Standing Orders suspended 7.31pm. Resident 1 attending in relation to application S/4272/19/FL and S/4273/19/LB. Standing Orders reinstated 7.32pm.
- 20P/003. To accept Declarations of Interest and Dispensations** – Cllr Collinson declared an interest in S/4288/19/FL and will take no part in discussions/voting. Cllr Graves declared an interest in item 20P/008 and will leave the meeting. Cllr Ward declared an interest in item S/4271/19/VC and will take no part in discussions/voting.
- 20P/004. Minutes** – Resolution that the minutes of the Committee meeting held on 19th December 2019 be signed as a correct record. **RESOLVED.**
- 20P/005. Planning Applications:**
- **S/4272/19/FL and S/4273/19/LB** - The refurbishment of part of the existing ground floor to the single-storey wing and loft conversion, 4 Bramley Close, Cottenham. Noted that in curtilage of a listed building (333 High Street). Policy COH/1-2 of the Post Examination Neighbourhood Plan states that changes should enhance or conserve a designated heritage asset. There is no loss of privacy to neighbouring properties. Standing Orders suspended 7.39pm. Resident 1 stated that by installing the rooflights it will overlook and that they should be on the other aspect to the rear of the property. NPPF states that the windows need to be justified. Noted that previous owner had made changes which may not have had Listed Building permission. These changes could set a precedent in the area which would change the agricultural setting of the barns. Cllr Ward queried where the overlooking would take place and resident clarified. Noted that it isn't a planning consideration to overlook a garden. Cllr Morris ran through reasons for refusal from Chapter 4 of the Listed Buildings SPD. Standing Orders reinstated 7.51pm. CPC recommends refusal unless conservation rooflights are moved to opposite side of the building. **REFUSED.**
 - **S/4271/19/VC** - Variation of condition 3 (Occupation) pursuant to planning permission S/0725/18/FL, 19 Broad Lane, Cottenham. Application is a misrepresentation of the facts and is actually retrospective. No onsite parking. Noted that Highways previously objected on safety grounds. CPC recommends refusal. **REFUSED.**
 - **S/4288/19/FL** - Single storey side extension, 5 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/4292/19/FL** - Part two and single storey side extension, 32 Pelham Way, Cottenham. CPC recommends approval. **APPROVED.**
 - **S/4315/19/FL** - Proposed two-storey extension, single storey front porch and alterations to dwelling (Amendment of planning permission S/0578/19/FL), 11 Pelham Close, Cottenham. Lack of clarity regarding parking (2 spaces required). Amendments are unclear. CPC recommends refusal. **REFUSED.**

Tree Order:

- **S/4367/19/TP** - 1. Walnut - remove lowest limb to East (at 2.4m). Crown reduce upper crown 4-4.5m and laterals by 4.5-5m 44 Denmark Road, Cottenham. Noted.

Withdrawn:

- **S/3860/19/PN** - Prior approval for a change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development, Land adjacent to Setbroad Farm, Oakington Road, Cottenham
- **S/3671/19/PA** - Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development, Lingwood Farm, Engine Drove, Smithy Fen, Cottenham

SCDC Decisions – Approvals

- **S/3549/19/OL** – Outline planning permission with all matters reserved for 2 dwelling units, Rear of 51, Beach Road, Cottenham
- **S/3659/19/FL** - Two storey side and rear extension and single storey rear infill, 19 Broad Lane, Cottenham
- **S/3870/19/FL** - First floor side extension, 42 Victory Way, Cottenham
- **S/3703/19/FL** - Demolition of B8 unit and the erection of 9 residential units, Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham

- 20P/006. Appeal** – consider response to planning appeal for S/1260/19/OL outline planning permission with all matters reserved for a single dwelling (resubmission of S/0115/19/OL Haelan Feld Farm, Twenty Pence Road, Cottenham by 16th January 2020. Position remains unchanged. Contrary to our Post-Examination Neighbourhood Plan policy COH/1-5 a and j (village character – new build). Outside the revised development framework (policy COH/2-1). Doesn't do anything for rural employment contrary to policy COH/5-2. Clerk to reiterate previous comments and add consideration of Post-Examination Neighbourhood Plan.
- 20P/008. Mineral & Waste Strategy** - Note suggested response to County Submission Plan for Minerals & Waste Strategy – Cllr Morris outlined. Report noted.
- 20P/009. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. No further updates available.
- 20P/010. Date of next meeting** – 23rd January 2020
- 20P/011. Close of meeting** – 8.36pm.

Signed _____ (Chair) Date _____

20P/016. Planning Applications:

- [S/4384/19/RM](#) - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0582/18/OL for two dwellings, 13 Ellis Close, Cottenham
- [S/4411/19/FL](#) – Detached annexe, 35 Beach Road, Cottenham
- [S/4447/19/VC](#) - Variation of condition 2 (approved plans) of planning permission S/2702/18/FL for demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development, King George V Playing Fields, Lambs Lane, Cottenham
- [S/4539/19/FL](#) – Single storey rear extension, 25 Ellis Close, Cottenham
- [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/2075/18/OL](#) - Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retail, community, leisure and sports uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works, Land adjacent to Waterbeach Barracks & Airfield site, Waterbeach. **AMENDMENTS:** Updated Design and Access statement with schedule of changes, Ecology designated sites assessment note, Fenland experience strategy document, Transport Assessment schedule of clarifications
- [S/0065/20/RM](#) - Approval of matters reserved for access, appearance, landscaping, layout and scale for the erection 92 no. dwellings including 25% Affordable Housing & Associated Open Space & Infrastructure following outline planning permission S/0388/12/OL, Phase 1 Land Parcel H13, Pathfinder Way, Northstowe
- [S/0024/20/FL](#) - Single storey front extension, Chestnut Farm, Ely Road, Chittering

Tree Orders:

- [S/4513/19/TC](#) - Conifer (T1) - fell because of proximity to property, 28 Corbett Street, Cottenham
- [S/0016/20/TC](#) - 1. Holly at front - crown lift by removing pruning and in cases, secondary branches to approximately 2m. 2. 2no Ash trees towards left hand side of rear garden - crown reduce to previous pruning points. 3. Ash on right hand side of second section of rear garden beyond fence - shorten low branch with split by 50%, 44 High Street, Cottenham

For information only:

- [S/4366/19/LD](#) - Certificate of lawful development for proposed roof alterations/first floor enlargement, 28 Histon Road, Cottenham
- [S/4197/19/DC](#) - Discharge of Conditions 3a (Infilling between rafters to include Materials, details and justifications) Pursuant to Planning Listed Building consent S/1510/17/LB, 120 High Street, Cottenham

SCDC Decisions – Approvals

- [S/0791/18/FL](#) - Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure, Land between Cody Road and train station, Waterbeach

HM Inspectorate Decisions – Refusal

- [S/0177/19/FL](#) – Installation of PV solar panels, White Cottage, 82 High Street, Cottenham

20P/017. Waterbeach Neighbourhood Plan

Dear Statutory Consultee,

You are receiving this letter as you have been registered as an interested party / body to the Waterbeach Neighbourhood Plan.

The Parish of Waterbeach in Cambridgeshire is preparing a Neighbourhood Development Plan, intended once “made” to stand alongside South Cambridgeshire District Council’s Local Plan and inform planning decisions in the Neighbourhood area. The area of the plan is the entire Parish of Waterbeach.

To comply with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a draft plan has been prepared.

The full draft can be viewed on-line from 13th January 2020 at [Click here to read the Neighbourhood Plan](#) or, at the Parish Office during public opening hours, alternatively by prior arrangement with the Clerk on Tel: 01223 441338.

The draft can also be viewed during public opening hours in Waterbeach Independent Lending Library, which is located at Waterbeach Community Primary School, High Street, Waterbeach. Look out also for a series of local events which will be publicised locally on Notice Boards and Parish Council and Neighbourhood Plan websites.

Representations, which should be received by 22nd February 2020, preferably online [Click here to make your comments](#) or Emailed to: NPAdmin@waterbeach.org.uk Alternatively, paper copies which are available at both the Parish Office and the in Waterbeach Independent Lending Library during their public opening hours, or at other times in the Parish office by prior arrangement with the clerk on 01223 441338 these copies can be sent by post for attention of the Neighbourhood Plan Clerk at the Parish Council Office, Recreation Ground Waterbeach.

Best Regards,
Waterbeach Neighbourhood Plan Steering Group

20P/018. CCC Climate Change & Environment Strategy Consultation

The Assistant Clerk and I (and former Cllr Dewey) were tasked with drafting CPC's response to Cambridgeshire County Council's Climate Change and Environment Strategy Consultation (closes 31 Jan 2020)

The draft strategy (49 pages) and action plan (13 pages) are well set out and not too long, compared with other recent consultations. See <https://consultcambs.uk.engagementhq.com/climate-strategy>

In summary:

CCC priority areas for the climate change **mitigation** theme (reducing carbon footprint) are:

Nearly zero energy buildings – improving energy efficiency and installing low carbon heating.

Transport – prioritising walking, cycling and public transport, and supporting the uptake of electric vehicles.

Waste management strategies to reduce carbon, and

Afforestation – planting trees.

CCC priority areas for the climate change **adaptation** theme are:

Effective plans and climate change risk management strategies across all services;

Resilience of our own buildings and staff;

Our work in flood risk management, and

Supporting vulnerable people in severe weather or temperatures.

CCC priority areas for the **natural capital** theme are:

Restoring and/or creating natural habitats;

Planning policy to reflect strategic and local objectives for countryside enhancement and green infrastructure;

Supporting heritage assets, and

More tree planting and continued environmental stewardship as part of rural estate management.

Consultation responses are requested in the form of a survey – see below for list of questions with CPC's proposed answers.

Proposed response

Are you answering as:

an organisation: Cottenham Parish Council

How important do you think it is to implement each of the Council's priority areas for MITIGATION? (section 3.3)

NEARLY ZERO ENERGY BUILDINGS - Improve the energy efficiency of all Council owned buildings, build new buildings to higher policy standards and install (where possible) renewable heating in place of gas or oil

Very important

TRANSPORT - Manage the local highway network to prioritise walking, cycling and public transport, install electric vehicle infrastructure

Very important

WASTE MANAGEMENT - Increase carbon saving targets for waste treatment, review opportunities to reduce carbon emissions from transporting waste materials, improve carbon capture from closed-landfill sites.

Very important

AFFORESTATION AND LAND USE - Plant woodlands on county land, develop energy projects to help provide carbon-free heat and power for the County

Very important

How important do you think it is to implement each of the Council's priority areas for ADAPTATION are to implement? (section 4.5)

CLIMATE CHANGE RISK STRATEGIES - Develop approaches to ensure all statutory and discretionary Council services are prepared for the impacts of climate change, minimising service disruption	Very important
THE COUNCIL'S ASSETS - To make our buildings and land holdings resilient to the impacts of climate change, supporting staff to work effectively and to ensure continuity of service	Very important
FLOOD RISK - Utilise innovative approaches to prevent the risk of flooding form increasing with unpredictable weather events and sea-level rise.	Very important
HIGHWAYS MANAGEMENT - Explore the use of new materials and technologies to enhance the resilience of our roads, develop new approaches to road maintenance	Very important
IMPACTS ON VULNERABLE PEOPLE - Impacts of severe weather on vulnerable people will be managed through our Public Health, Social Care and Emergency Planning recovery functions, including care homes	Very important

How important do you think it is to implement each of the Council's priority areas for NATURAL CAPITAL? (section 5.5)

HABITAT RESTORATION - enhance our minerals and waste planning policy to ensure restoration proposals reflect local and strategic objectives for countryside enhancement	Quite important
LAND MANAGEMENT FOR NATURE - Shift our land and asset management approach to place greater emphasis on positive environmental outcomes	Quite important
BIOSECURITY - Shifting to a more pro-active approach to identification of disease or invasive species across our estate, ensuring tenant farmers are able to react speedily should a disease or invasive be identified on County land	Very important
Engagement with tenant farmers - Provide support through rapidly shifting governmental policy and regulation governing agriculture in the UK	Quite important
Reducing plastic pollution - Improve how the Council procures its goods and services to minimise single-use plastic and work with our supply chain to find more sustainable alternatives	Very important

How important do you think it is to implement each of our collaborative priority areas for MITIGATION?

PEATLAND - Working with the scientific community, local conservation organisations and agri-tech businesses to trial innovative projects to restore the carbon sequestration capacity of peatlands	Quite important
COMMERCIAL & INDUSTRIAL BUILDINGS - Working with our business to support decarbonisation of buildings and operations, whilst actively looking for opportunities to commercialise and export products	Quite important
TRANSPORT - Work with the Combined Authority, to collaborate on the development of the Local Transport Plans to prioritise public transport and active travel. Use our	Very important

highways network, transport and building assets, to work with local partners to help deliver coherent County-wide electric-vehicle (EV) infrastructure, and provide sites for EV charging facilities

DOMESTIC BUILDINGS - Working with District and City Councils and the Combined Authority to develop non-statutory spatial plans that bring forward zero carbon growth across Cambridgeshire	Very important
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How important do you think it is to implement each of our collaborative priority areas for **ADAPTATION** through collaboration are to implement?

WATER AVAILABILITY - Working with partners like our Local Planning Authorities, water companies, Water Resource East and farmers to find ways to improve the County's resilience to drought	Very important
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RESILIENT INFRASTRUCTURE - Working with the Combined Authority, Local Planning Authorities, Highways Agency and utility companies to ensure infrastructure can cope with climate change and changing behaviours (eg. Electric Vehicles)	Very important
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RESILIENT ECONOMY - supporting businesses and large asset-owners to integrate green finance approaches to improve their resilience to climate change	Don't Know
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GREEN & BLUE INFRASTRUCTURE - Working with our partners to create and improve green space and water to reduce climate change impacts - eg, reduce flooding, manage temperatures	Very important
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How important do you think it is to implement each of our collaborative priority areas for **NATURAL CAPITAL**?

PEATLAND - Working with partners to conserve and re-wet peatland to maintain their diverse range for flora and fauna many of which are internationally recognised	Quite important
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GREEN SPACE - Working with partners at doubling of the county's natural and green spaces by 2050 will "secure access to high quality natural green spaces within 300m of everyone's home	Very important
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WORK WITH THE AGRICULTURAL SECTOR - Working with farmers to develop best routes to aid reductions in impacts from pesticides, herbicides and nitrogenous fertilisers on our land while ensuring that that crops are produced sustainably and profitably	Not particularly important
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AIR POLLUTION - Working with our city and district councils, Greater Cambridge Partnership and Combined Authority to switch to low emission and electric vehicles and buses and encourage greater levels of walking and cycling instead of car use	Very important
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What do you think of each of our targets?

1. Reduce the Council's organisational net-carbon footprint from emissions that occur directly from sites or assets owned or controlled by the organisation from 1979.28 tonnes per annum in 2018-19 by 50% by 2023	Achievable
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All Council departments to implement measures to ensure their services are adapted to climate change in line with the National Adaptation Programme recommendations	Achievable
Deliver a 20% net-increase in biodiversity across all Council property, land projects and wildlife sites	Achievable
Reduce by 50.4% by 2030 the Council's emissions that occur due to delivery of our services using assets not owned or controlled by us	Achievable
100% of Council strategies include policies that tackle Climate Change and natural capital enhancement by 2023	Achievable
Sign up to a shared target with partners and the community to deliver 50.4% greenhouse gas emissions reductions by 2030 in tonnes/CO2 per annum for Cambridgeshire based on 2018 baseline	Achievable
Deliver Government's net zero-carbon target for Cambridgeshire by 2050	Too easy

What actions are you already taking in your own life to reduce your environmental impact?

[Possible answers include: stop or reduce flying; installed solar panels; re-use or recycle; cut down or avoid red meat and dairy; stop or reduce driving; installed extra insulation at home

Would any be applicable for CPC?]

Do you take part in a community group/organisation that might like to be involved in implementing the strategy?

Yes

If yes, please provide details of the community group/organisation, and contact details where applicable

Cottenham Parish Council Tel 07503 328401 <https://www.cottenhampc.org.uk/>

Please rank these statements by how much you agree with them:

I feel confident in my understanding of climate change and its impacts	Somewhat agree
I feel empowered to play a part in helping fight climate change	Definitely agree
I feel it is the role of government, at all levels, to fight climate change	Definitely agree

Where in the County do you live?

South Cambridgeshire

What is your age bracket?

Not applicable

What is your postcode?

CB24 8R