

AGENDA REPORTS PACK

PLANNING COMMITTEE

9th January 2020

20P/004. Minutes

DRAFT Planning Committee Meeting Minutes

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

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

In attendance: 2 members of the public

19P/233. Chairman's Introduction and Apologies – Apologies accepted from Cllr Dewey (personal).

19P/234. Any Questions from the Public or Press – Standing Orders suspended 7.34pm. Resident 1 has objection to S/4207/19/RM. Standing Orders reinstated 7.34pm.

19P/235. To accept Declarations of Interest and Dispensations – Cllr Graves declared an Interest in S/4028/19/FL and will take no part in voting.

19P/236. Minutes – Resolution that the minutes of the Committee meeting held on 5th December 2019 be signed as a correct record. **RESOLVED.** Resident 2 arrived 7.36pm.

19P/237. Planning Applications:

- **S/4207/19/RM** - Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access, Land North East of Rampton Road, Cottenham (This Land). Due to the stage of the Neighbourhood Plan (Examiners report) the SCDC planners will need to take more regard of the policies.
 - Layout -proximity to open space limits its use for sport. Second row of houses on Rampton Road is unacceptable. Rows of identical houses, contrary to the Design Guide and NP policy COH 1-5 a, b and i. There is a considerable amount of permeable surfaces which householders will be responsible for maintaining. No mention of management company. Houses behind Rampton Road are in close proximity to existing properties, with potential loss of privacy. Road access across the Recreation Ground – too premature to be considering a right of way.
 - Design – roof pitches are very high. Contrary to NP policy COH 1-5 c. No information provided regarding communications infrastructure.
 - Drainage – unadoptable by design. Run off hasn't been calculated correctly therefore the drainage design isn't fit for purpose. No apparent discussion with IDB – the water goes into their drain. Contrary to COH 2-2e. No mention in the application regarding maintenance of drainage systems.
 - Landscape – view through Les King Wood obscured; contrary to COH 1-1. LKW now protected as LGS under the Neighbourhood Plan. Proposed tree species planting along open space aren't suitable due to their size. Standing Orders suspended 8.17pm. Resident 1 concerned about close proximity of houses to his property which could result in loss of privacy. Standing Orders reinstated 8.22pm.
 - Scale – Design & Access statement (page 14) comments on the loss of land area from outline consent which constrains the delivery of unit numbers. Inspector judged 154 houses were acceptable within the red line site however this application is for a different, smaller site. Suggest removal of properties 1-5, 6-11, 18-27, 58/59, 73-77, 147, 150 and 151-153 (approx. 24 houses). This pulls the site back from Rampton Road and the playing fields.
- CPC recommends refusal. **REFUSED.** Clerk to provide notes and Cllr Morris to write response. Resolution for Cllr Morris to attend SCDC Planning Committee. **RESOLVED.**
- **S/4028/19/FL** - Solar Farm & Associated Development, Cambridge Waste Management Park, Ely Road, Landbeach. Concerns raised regarding close proximity to scheduled monument (Car Dyke). Not affecting the monument itself and affecting the setting. Noted that treebelt has

been planted but the site is raised so some screening is lost. CPC recommends approval subject to resolution of longterm drainage management. **APPROVED.**

- **S/4152/19/FL** - Demolition of existing conservatory & single storey rear extension & the construction of a 2 storey side extension, single storey rear extension & front porch, 16 Males Close, Cottenham. CPC recommends approval. **APPROVED.**

Withdrawn:

- **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

SCDC Decisions – Approvals

- **S/2757/19/LD** – Certificate of lawful development for existing use of Ashton Farm, Church Lane, Cottenham
- **S/3398/19/FL** - Single storey side extension, new rear windows & upgrade of single storey extension, installation of solar panels & installation of air source heat pump, 3 Histon Road, Cottenham
- **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/3575/19/FL** - Single storey rear extension, 5 New Road, Cottenham

19P/238. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. No updates received.

19P/239. Date of next meeting – 9th January 2020

19P/240. Close of meeting – 8.45pm.

Signed _____ (Chair) Date _____

20P/005. Planning Applications:

- [S/4271/19/VC](#) - Variation of condition 3 (Occupation) pursuant to planning permission S/0725/18/FL, 19 Broad Lane, Cottenham
- [S/4288/19/FL](#) - Single storey side extension, 5 Rampton Road, Cottenham
- [S/4292/19/FL](#) - Part two and single storey side extension, 32 Pelham Way, Cottenham
- [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
- [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

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

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

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Haelan Feld Farm, Twenty Pence Road, Cottenham, Cambridge, CB24 8PS

Description of development: Outline planning permission with all matters reserved for a single dwelling (resubmission of S/0115/19/OL)

Application reference: S/1269/19/OL

Applicant: Miss Helen Baker

Appeal reference: APP/W0530/W/19/3241667

Appeal start date: 12 December 2019

I refer to the above details. An appeal has been made to the Secretary of State against the non-determination of the above planning application by South Cambridgeshire District Council.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the GOV.UK website at <https://acp.planninginspectorate.gov.uk> or by emailing east1@planninginspectorate.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room Room 3/B
Temple Quay House
2 The Square, Bristol, BS1 6PN.

All representations must be received by 16-Jan-2020. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. The appeal documents are available for inspection at South Cambridgeshire Hall, Cambourne between 08:30 – 17:00 Monday to Friday. You are advised to telephone beforehand to ensure the relevant documents are available when you call. You can contact our offices on 03450 450 500.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the GOV.UK website.

Yours faithfully


Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshir

20P/008. Mineral & Waste Strategy

Emerging Minerals & Waste Management Local Plan

A single joint Minerals & Waste Management Local Plan for Cambridgeshire County Council and Peterborough City Council is being prepared.

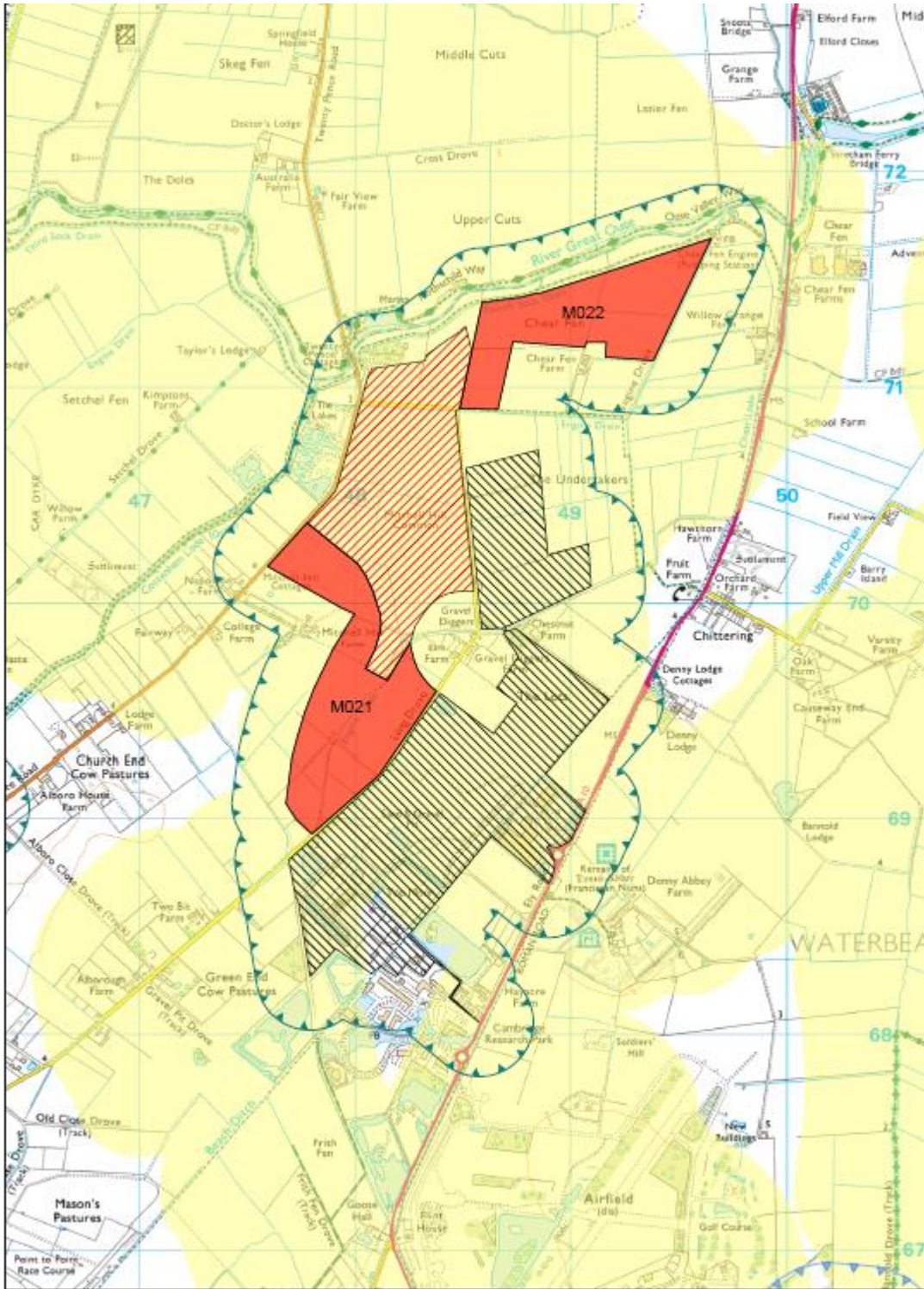
There were several consultations on drafts of this during 2019. The authors claim that comments made during the consultation have been taken into account in the "Submission Plan" which has now been prepared and offered for further consultation.

However, under NPPF guidance, consultation on a Submission Plan is focused on whether its preparation complies with legal and procedural requirements and whether or not the plan is "sound" by being:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs¹⁹; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

On this basis, and that the Submission Plan will now be subject to examination, there seems to be no reason for CPC to make further comment.

For reference, the policies most relevant part of the plan for us is shown below. Various other documents delineate the "how", including traffic routings etc.















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Inset Map 5 - M021 Mitchell Hill Farm South & M022 Chear Fen, Cottenham

Cambridgeshire and Peterborough Minerals & Waste Local Plan: Proposed Submission Nov 2015

Map Key

	MAA – Mineral Allocation Area
	MDA – Mineral Development Area
	WMA – Waste Management Area
	TIA – Transport Infrastructure Area
	WRA – Water Recycling Area
	CA – Consultation Area (WRA)
	CA – Consultation Area (MAA, MDA, WMA, TIA)
	MSA – Mineral Safeguarding Area (Brickclay)
	MSA – Mineral Safeguarding Area (Chalk)
	MSA – Mineral Safeguarding Area (Limestone)
	MSA – Mineral Safeguarding Area (Sand and Gravel)
	Plan Area Boundary

Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires a number of documents to be prepared, and made available during a consultation on a Local Plan, prior to that Local Plan being submitted to the Secretary of State for the purpose of examination. One such document is a 'submission policies map' which shows how the adopted policies map would be amended by the Local Plan, if it were adopted.

This document therefore forms the required proposed submission policies map. Accordingly, if the Local Plan is adopted as proposed, the policies map* for the area covered by the Local Plan will be amended by:

- i. the deletion of all current minerals and waste management related allocations and annotations on the present policies map; and
- ii. the addition of all allocations and annotations as set out in this document.

*It should be noted that the policies map for the plan area comprises a set of individual policies maps produced by, and the responsibility of, each district council in the plan area. Each policies map illustrates geographically the application of the policies in the adopted development plan for that district area, with the development plan comprising all Local Plans (district based Local Plan(s), any joint Local Plans and Minerals and Waste related Local Plan(s)), plus any Neighbourhood Plans.

This Proposed Submission Policies Map is also available to view online at: cambridgeshire.gov.uk/mwlp or peterborough.gov.uk/mwlp