

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 _____