

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Recreation Ground, Cottenham on Thursday 9th May 2019 at 7.30pm

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

In attendance: 5 members of the public

19P/079. Chairman's Introduction and Apologies – apologies accepted from Cllrs Graves (holiday), Nicholas (sick), Smith (work) and Young (work).

19P/080. Any Questions from the Public or Press – Standing Orders suspended 7.31pm. Resident 1 raised concerns about the Amey appeal. In the event of Rule 6 not being pursued, would the Committee update their comments? If the public Inquiry proceeds, would CPC be willing to send a delegate to the meeting? Standing Orders reinstated 7.34pm.

19P/081. To accept Declarations of Interest and Dispensations – none given.

19P/082. Minutes – Resolution that the minutes of the Committee meeting held on 18th April 2019 be signed as a correct record. **RESOLVED.**

19P/083. Planning Applications:

- **S/1252/19/FL** – First floor side extension and dormer to rear elevation, 128 Rampton Road, Cottenham. Concerns regarding height in relation to neighbouring property – plans aren't clear of the relationship between the 2 buildings but potential loss of light and affect on neighbour amenity. Fits well in terms of style with the existing building. Standing Orders suspended 7.43pm. Applicant has spoken with neighbour who has raised some concerns. There is approx. 3m distance between the two properties and scaffolding would need to go on neighbour's driveway during construction. Standing Orders reinstated 7.46pm. No recommendation. Cllr Morris outlined the planning process for benefit of applicant.
- **S/1246/19/FL** - Two storey & single storey rear extension, 12 Telegraph Street, Cottenham. Standing Orders suspended 7.53pm. Applicant confirmed single storey had flat roof. Standing Orders reinstated 7.53pm. Standing Orders suspended 7.54pm. Query regarding number of car parking spaces. Applicant stated there is one space plus a garage. Standing Orders reinstated 7.55pm. CPC recommends approval. **APPROVED.**

19P/084. Planning Appeal – to consider applying for Rule 6 status (by 21st May) in relation to appeal by AmeyCespa (East) Limited for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt's Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge – Cllr Morris outlined the background and the risks involved if went for Rule 6 status. Ran through our previous comments alongside other parishes. Resolution not to apply for Rule 6 status. **RESOLVED.** Resolution that CPC stand by original comments and hope to have a representative at the Inquiry who will speak at the discretion of the Inspector. **RESOLVED.** Standing Orders suspended 8.16pm. Resident 1 thanked CPC for their consideration. For information the timetable states the inquiry is expected to last for 16 sitting days! Amey's statement of case acknowledges there will be some heritage and landscape harm but this is outweighed by the benefits of the proposal; this should bring forward all of the original objections/points. Standing Orders reinstated 8.21pm.

19P/083. Planning Applications cont'd:

- **S/1269/19/OL** - Outline planning permission with all matters reserved for a single dwelling, Haelen Feld Farm, Twentypence Road, Cottenham. There are a number of inaccuracies in the acorus proposal. Section 5 states that South Cambridgeshire doesn't have an up to date local plan. This is factually incorrect. Section 6.1.1 (sustainability) states that there are accessible local services and that the site is only a short walk into Cottenham with a regular bus services to Cambridge. In fact the site is approximately 2 miles from the centre of the village and facilities (as it states in section 3), a walk of between 35-45 minutes depending on the route

taken. There is no pavement along the public highway so the walk would be over 2 miles mainly along public footpaths. There is no regular bus service and no bus to Cambridge; the only bus past the site goes to Ely once a day on Thursday and Saturday only. Section 6.3.4 states the site isn't in a flood zone; this is incorrect. Noted that IDB have objected due to lack of surface water drainage information. Doesn't comply with H/13, H/14, H/15, H/17 and H/19 of the Local Plan. CPC recommends refusal. **REFUSED**.

- **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 and airfield site, Waterbeach (AMENDMENTS). Concerns raised regarding connectivity to other villages. Mis-information regarding the impact on the local highway network and noted that Highways England has objected. Concerns about station access, increased traffic on the B1049 (rat run), congestion on the A10 would limit the ability of Cottenham residents to access the station and the cycle route is inadequate. CPC recommends refusal. **REFUSED**.
- **S/1116/19/LB** - Refurbishment and replacement of existing windows and external render finish, 11 High Street, Cottenham. CPC recommend approval. **APPROVED**.

Tree Orders:

S/1470/19/TC - Removal of a single soft fruit tree (plum?) which has grown multiple stems, some of which are dead and is seeding other areas. No replanting planned, 3 Beach Road, Cottenham. Noted.

For information only:

- **S/0630/19/OL** - Outline application for residential development of land for a single storey dwelling with all matters reserved, Ashton Farm, Church Lane, Cottenham
- **S/1393/19/DC** - Discharge of conditions 3 (boundary treatment), 4 (materials), 5 (foul water drainage), 6 (surface water drainage), 7 (door and window details) and 9 (hard and soft landscaping) of planning permission S/0891/18/FL for erection of single dwelling house incorporating previously approved highway alterations, 316 High Street, Cottenham

SCDC – Approvals

- **S/0207/19/VC** – Variation of Condition 2 (approved plans) of permission S/1707/15/FL, 182 High Street, Cottenham

19P/085. SCDC Planning Committee meeting – to consider representation at Committee meeting on 13th May regarding S/0559/17/OL (6500 homes on Waterbeach Barracks). Noted

19P/086. Enforcement – consider updates from Enforcement Officers and additional items for enforcement. New case on the High Street. Cllrs to check and bring back to next meeting.

19P/087. Date of next meeting – 23rd May 2019 (Pavilion). Cllr Ward gave apologies.

19P/088. Close of meeting – 8.55pm.

Signed _____ (Chair) Date _____