

AGENDA REPORTS PACK

PLANNING COMMITTEE

6th February 2020

20P/025. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 23rd January 2020 at 7.30pm

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

In attendance: 2 members of the public

20P/012. Chairman's Introduction and Apologies – apologies accepted from Cllr Young (holiday).

20P/013. Any Questions from the Public or Press – Standing Orders suspended 7.42pm. Resident 1 attending regarding S/4384/19/RM.

20P/014. To accept Declarations of Interest and Dispensations – Noted that application S/4447/19/VC comes from the Parish Council so there is an Interest. Cllr Graves declared an Interest in item S/0024/20/FL and will take no part in the vote.

20P/015. Minutes – Minor typo amended. Resolution that the minutes of the Committee meeting held on 9th January 2020 be signed as a correct record. **RESOLVED.**

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 – Standing Orders suspended 7.42pm. Resident 1 unhappy with the parking arrangements. There are also parking problems within Ellis Close and this would exacerbate them. Standing Orders reinstated 7.43pm. Not enough parking/unable to turn around on the site due to scale and mass of dwellings on the plot. Dwellings not compatible with the location (contrary to HQ/1d). Next to the edge of the greenbelt where careful landscape and design quality required (contrary to NH/8). No attempt to fit in with neighbouring properties. CPC recommends refusal. **REFUSED.**
- **S/4411/19/FL** – Detached annexe, 35 Beach Road, Cottenham – not subservient to the existing property. Out of scale. An annexe by definition is a building which is [joined](#) to or is [next](#) to a larger main building. Query whether it has safe and convenient access for all users. Increasing number of bedrooms may require additional parking space. CPC recommends refusal. **REFUSED.** If SCDC minded to approve we would like to see an occupancy condition added.
- **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. Noted that this is our own planning application. CPC recommends approval. **APPROVED.**
- **S/4539/19/FL** – Single storey rear extension, 25 Ellis Close, Cottenham. Standing Orders suspended 8.00pm. Resident 1 lives next door and had no objections. Standing Orders reinstated 8.01pm. CPC recommends approval. **APPROVED.** Resident 1 left the meeting at 8.06pm.
- **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 – Concerns that the stable block would increase numbers of large vehicles to the site on what is a very narrow road. Plans are contrary to section COH2-1 of the Post Examination Neighbourhood Development Plan. Outside of the village framework. CPC recommends approval. **APPROVED.**
- **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 – Waterbeach PC comments noted. The site is outside of the village framework and will result in the loss of high grade agricultural land. There is no SPD in place as required by the Local Plan. The application would appear premature. There is currently no substantive outcome on the Ely to Cambridge route and Highways England has objected to the application due to the impact on the A10, which is near capacity. Strong concerns about drainage. CPC recommends refusal. **REFUSED**.

- **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 – there has been a lack of attention to surface water drainage on Phase 1, with water currently draining to Cottenham without proper permissions. CPC recommends refusal. **REFUSED**.
- **S/0024/20/FL** - Single storey front extension, Chestnut Farm, Ely Road, Chittering. CPC recommends approval. **APPROVED**.

Tree Orders:

- **S/4513/19/TC** - Conifer (T1) - fell because of proximity to property, 28 Corbett Street, Cottenham. Noted.
- **S/0016/20/TC** - 1. Holly at front - crown lift by removing pruning and in cases, secondary branches to approximately 2m. 2. No 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. Noted.

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 – Consider invitation to comment (by 22nd Feb 2020) – This is a Regulation 14 consultation. Cllr Morris to draft a response and circulate.

20P/018. CCC Climate Change & Environment Strategy Consultation – Consider draft response to consultation (closes 31st Jan) – Cllr Ward ran through responses. Peatland response to be scaled down to not very important. Will add a supplementary document to pad out the comments. Cllr Ward thanked.

20P/019. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Cases 11/18 and 2/20 to be closed. Case 5/18 – check status with SCDC Cllr Gough. Case 5/19 – Cllr Graves reported issues with mud on the road and dust; follow up with CCC Highways.

20P/020. Date of next meeting – 6th February 2020

20P/021. Close of meeting – 9.00pm.

Signed _____ (Chair) Date _____

20P/026. Planning Applications:

- [S/0033/20/FL](#) - Two storey side and rear extension plus single storey rear extension to replace the conservatory, 3 Village College Staff Houses, High Street, Cottenham

Tree Orders:

- [S/0157/20/TC](#) - T1 Yew in neighbouring garden (87A Rooks Street, Cottenham) ~ Trim back regrowth by 0.5ms, 1 New Road, Cottenham
- [S/0178/20/TC](#) - T1 Walnut in rear garden ~ Reduce crown by approximately 20%, equating to 1.5 / 2.0 metres, incorporating clearance of adjacent garage to leave with compact and balanced crown, 50 Brenda Gautrey Way, Cottenham

For information only:

- [S/0110/20/RM](#) - Discharge of condition 2 (External Materials) of Planning Permission S/3450/19/RM, Land between 117-123 Histon Road, Cottenham
- [S/0106/20/RM](#) - Discharge of conditions 5 (Surface Water Drainage), 6 (Foul Water Drainage), 7 (Arboricultural Report) and 8 (Construction Method Statement) pursuant to planning appeal APP/W/17/3184497 (S/1225/17/OL), Land between 117-123 Histon Road, Cottenham
- [S/0186/20/DC](#) - Discharge of conditions 13 (External Lighting) and 28 (Lighting Assessment) of planning permission S/4116/18/VC, Land SW of Rampton Road, Cottenham (Redrow)

SCDC Decisions – Approvals

- [S/3878/19/FL](#) - front entrance doors and windows decorated. New plant area with fence. New external chiller with opening in external wall. 4 new steel bollards. New timber enclosure and gates for external cage storage. New roller shutter to shop front. New cycle racks, 273 High Street, Cottenham
- [S/4152/19/FL](#) - Demolition of existing conservatory and single storey rear extension and the construction of a two-storey side extension, single storey rear extension and front porch, 16 Males Close, Cottenham
- [S/3768/19/FL](#) - Two storey side extension, Single storey rear extension and loft conversion, 8 Mill Field, Cottenham

Withdrawn

- [S/4272/19/FL](#) & [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

20P/027. SCDC Planning Committee

Dear Sir/Madam

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), demolition of no. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. This is a duplicate application to S/2549/19/RM.

Application Ref S/2679/19/RM

Ref

Location: Land Off, Rampton Road, Cottenham, Cambridgeshire

Applicant: Redrow Homes

I am writing to advise you that the above planning application will be considered by the Planning Committee at its meeting on **Wednesday 12th February 2020**.

The meeting starts at **10:30am** and is held in the Council Chamber at the Council's office on the Business Park in Cambourne.

Please note items 6-12 may be considered after lunch due to the size of the agenda.

The case officer for this application has prepared a report for the meeting. This report contains a summary of any written representations that have been received, either in support of, or in opposition to, the proposal. It is published five clear working days before the date of the meeting and will be available to view by visiting the Council's website at <http://www.scambs.gov.uk> and then following the links: Your Council / browse the agenda / planning committee.

If your Parish Council represents the area in which the application has been made, it is entitled to one 3-minute slot, during which a representative (a Councillor or an agent such as the Clerk) can address the Committee. If your Council would like someone to speak at the meeting, you must register by no later than 12 noon on the Monday before the meeting.

If your Parish Council does not represent the area in which the application has been made, but feels that there is a significant impact, it may be invited to address the Committee subject to the discretion of the Committee Chairman.

You can register to speak by contacting the Democratic Service Officer on **01954 713028**, email

ian.senior@scambs.gov.uk Details of the scheme are available online at

<http://www.scambs.gov.uk/content/parish-planning-pack>

Objectors or supporters from the community must register directly with Democratic Services at South Cambridgeshire District Council – not through the Parish Council.

Yours faithfully

Stephen Kelly

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