

Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 6th February 2020 at 7.30pm

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

In attendance: 1 member of the public

20P/022. Chairman's Introduction and Apologies – Apologies accepted from Cllr Smith (personal).

20P/023. Any Questions from the Public or Press – No comments.

20P/024. To accept Declarations of Interest and Dispensations – None given.

20P/025. Minutes – Minor typo amended. Resolution that the minutes of the Committee meeting held on 23rd January 2020 be signed as a correct record. **RESOLVED.**

20P/027. SCDC Planning Committee – Consider specific concerns to be raised at the 12th February SCDC Planning Committee re **S/2549/19/RM (Redrow)** – Item brought forward. Prudent to review the application prior to the Committee meeting next week. Standing Orders suspended 7.39pm. Resident 1 concerned about the second access onto Rampton Road, which will become the primary access to/from the site due to closer proximity to the village. Would like to see restrictions placed so that it can only be used by emergency vehicles/cycles/pedestrians. Standing Orders reinstated 7.41pm. Noted that the Bidwells design and access statement and Case Officer have said that the Neighbourhood Plan only has limited weight. However our advisor states it now has considerable weight as it is now a post-examination Neighbourhood Development Plan and has the same status as a made Plan; the language in the Neighbourhood Planning Act 2017 backs this up (part 1 details an amendment to Section 70, subsection 2, of the Town and Country Planning Act 1990). CPC concerns about the application include: extensive removal of the hedge; Case Officer giving less weight than they should to our post-examination Neighbourhood Development Plan (could be grounds for a judicial review); not enough/sensitive parking; connectivity to the Persimmon site (there is a solution but they seem reluctant to resolve); too many linear blocks of houses; drainage issues; landscaping issues; and housing mix not consistent with recent ACRE housing needs survey. In conclusion it is premature to determine this application. Cllr Morris will circulate a short note to the SCDC Planning Committee before Wednesday. General discussion about how the second access was described in the original application. Need to find out how far the designation of the access was settled. Resident 1 to see if other residents will attend the meeting. Resident 1 left the meeting at 8pm.

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. Noted that in the conservation area and adjacent to the greenbelt and general discussion about pros/cons. CPC recommends approval. **APPROVED.**

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. Already determined.
- **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. Noted.

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/028. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – no further updates.

20P/029. Date of next meeting – 20th February 2020 (Cllr Wilson gave his apologies).

20P/030. Close of meeting – 8.15pm.

Signed _____ (Chair) Date _____