

### Planning Committee Meeting Minutes

Meeting held in the Pavilion, Recreation Ground, Cottenham on Thursday 9<sup>th</sup> January 2020 at 7.30pm

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

**In attendance:** 1 member of the public

**20P/001. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (personal), Smith (work) and Young (work).

**20P/002. Any Questions from the Public or Press** – Standing Orders suspended 7.31pm. Resident 1 attending in relation to application S/4272/19/FL and S/4273/19/LB. Standing Orders reinstated 7.32pm.

**20P/003. To accept Declarations of Interest and Dispensations** – Cllr Collinson declared an interest in S/4288/19/FL and will take no part in discussions/voting. Cllr Graves declared an interest in item 20P/008 and will leave the meeting. Cllr Ward declared an interest in item S/4271/19/VC and will take no part in discussions/voting.

**20P/004. Minutes** – Resolution that the minutes of the Committee meeting held on 19<sup>th</sup> December 2019 be signed as a correct record. **RESOLVED.**

**20P/005. Planning Applications:**

- **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. Noted that in curtilage of a listed building (333 High Street). Policy COH/1-2 of the Post Examination Neighbourhood Plan states that changes should enhance or conserve a designated heritage asset. There is no loss of privacy to neighbouring properties. Standing Orders suspended 7.39pm. Resident 1 stated that by installing the rooflights it will overlook and that they should be on the other aspect to the rear of the property. NPPF states that the windows need to be justified. Noted that previous owner had made changes which may not have had Listed Building permission. These changes could set a precedent in the area which would change the agricultural setting of the barns. Cllr Ward queried where the overlooking would take place and resident clarified. Noted that it isn't a planning consideration to overlook a garden. Cllr Morris ran through reasons for refusal from Chapter 4 of the Listed Buildings SPD. Standing Orders reinstated 7.51pm. CPC recommends refusal unless conservation rooflights are moved to opposite side of the building. **REFUSED.**
- **S/4271/19/VC** - Variation of condition 3 (Occupation) pursuant to planning permission S/0725/18/FL, 19 Broad Lane, Cottenham. Application is a misrepresentation of the facts and is actually retrospective. No onsite parking. Noted that Highways previously objected on safety grounds. CPC recommends refusal. **REFUSED.**
- **S/4288/19/FL** - Single storey side extension, 5 Rampton Road, Cottenham. CPC recommends approval. **APPROVED.**
- **S/4292/19/FL** - Part two and single storey side extension, 32 Pelham Way, Cottenham. CPC recommends approval. **APPROVED.**
- **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. Lack of clarity regarding parking (2 spaces required). Amendments are unclear. CPC recommends refusal. **REFUSED.**

**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. Noted.

**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** – consider response to planning appeal for S/1260/19/OL outline planning permission with all matters reserved for a single dwelling (resubmission of S/0115/19/OL Haelan Feld Farm, Twenty Pence Road, Cottenham by 16<sup>th</sup> January 2020. Position remains unchanged. Contrary to our Post-Examination Neighbourhood Plan policy COH/1-5 a and j (village character – new build). Outside the revised development framework (policy COH/2-1). Doesn't do anything for rural employment contrary to policy COH/5-2. Clerk to reiterate previous comments and add consideration of Post-Examination Neighbourhood Plan.

**20P/008. Mineral & Waste Strategy** - Note suggested response to County Submission Plan for Minerals & Waste Strategy – Cllr Morris outlined. Report noted.

**20P/009. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. No further updates available.

**20P/010. Date of next meeting** – 23<sup>rd</sup> January 2020

**20P/011. Close of meeting** – 8.36pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_