

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th June 2020

20P/085. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 7th May 2020 at 7.30pm

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

In attendance: 2 members of the public

20P/071. Election of Chairman – to elect a Chair for the Committee. Item deferred. Cllr Morris to Chair this meeting.

20P/072. Chairman's Introduction and Apologies – No apologies given.

20P/073. Any Questions from the Public or Press – Standing Orders suspended 7.34pm. Resident 1 spoke regarding 20/01575/FUL. Objects to the removal of the white willow tree. The whole site is very small, smaller than the adjacent site where 2 properties were built. Very little outside space for both plots and they are squeezed in. Resident 2 spoke regarding 20/01562/REM. Proposal is not in keeping, scale is too big, poor access, flooding issues. Noted that some trees have already been removed. Standing Orders reinstated 7.40pm.

20P/074. To accept Declarations of Interest and Dispensations – Cllr Graves declared an Interest in item 20/01909/PRI06A.

20P/075. Minutes – Resolution that the minutes of the Committee meeting held on 9th April 2020 be signed as a correct record. Proposed Cllr Graves, seconded Cllr Wilson. **RESOLVED.**

20P/076. Planning Applications:

- **20/01562/REM** - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/1930/19/OL for the erection of one dwelling, Land at The Back Of 64 Histon Road Cottenham. Concerns raised regarding access; track not wide enough to support pedestrian footway. The high-pitched ridge height makes it higher than the cottages in front. The proposal is overbearing in terms of mass and scale, particularly when sited adjacent to the greenbelt. The drainage proposals, such as they are, are inadequate in relation to the Neighbourhood Plan and no mention is made of run off rates. The Clerk listed out items missing which the outline approval decision notice stated should be included with the reserved matters application. CPC recommends refusal. Proposed Cllr Graves, seconded by Cllr Ward. **REFUSED.** CPC would like the application to be referred to the SCDC Planning Committee. Standing Orders suspended 7.53 and Cllr Morris ran through the planning process for the benefit of the resident. Resident 2 left the meeting at 7.54pm and Standing Orders were reinstated.
- **20/01575/FUL** - Renovation and extension to the existing Labour Hall to provide a new 3 bedroom dwelling, erection of new 3 bedroom dwelling to land to the rear of the existing building, 138 High Street, Cottenham. Concerns raised that the second building was being packed in, leaving little amenity space for either property. Access to the rear property would be compromised if a car was parked outside the front building. Considered an overdevelopment of the site. Noted that only one parking space for the front property rather than the required 2 for a 3 bedroom property. The design of the rear property doesn't relate to the existing buildings. The substation isn't disused and is still accessed occasionally; this needs investigating further to ascertain exact details. No space for a turning circle for either property so they'd need to reverse onto a busy main road. Noted that the Tree Officer hasn't yet visited the site. The tree is large and a good specimen, visible from some distance along the High Street

conservation area. Suspicion that there is Japanese Knotweed on the site which would require professional removal over a long period of time. CPC recommends refusal. Proposed Cllr Wilson, seconded by Cllr Collinson. **REFUSED**. Standing Orders suspended 8.12pm. Resident 1 thanked the Committee for their consideration. Re-iterated the poor access visibility due to parking along the High Street. Standing Orders reinstated 8.14pm. CPC would like the application to be referred to the SCDC Planning Committee. We would also like a TPO placed on the tree.

- **20/01909/PRI06A** – Prior approval for the extension to the existing agricultural storage building, Rosemary Farm, Long Drove, Cottenham. Noted that the item has already been approved.
- **20/01574/HFUL** - Conversion of attached outbuildings and rebuilding of dilapidated outbuilding on same footprint for use as ancillary accommodation, 24 High Street, Cottenham. Discussion regarding whether there was a need for short-term accommodation in the village. Concerns raised that a short flue adjacent to a property with a thatched roof could cause safety issues. CPC recommends approval subject to condition that the annexe is not sold as separate accommodation and subject to adequate information regarding the flue. Proposed Cllr Jones and seconded Cllr Wilson. **APPROVED**.
- **20/01619/FUL** – Two storey side extension and first floor rear extension to extend existing restaurant and kitchen and the creation of 3 No. staff flats, 215 High Street, Cottenham. Clerk reported that a resident has raised an objection to the loss of parking and use of accommodation potentially for non-staff. Concerns raised regarding lack of detail on noise and odour controls for the new kitchen and the proximity of noise/odour controls on the accommodation. Reduction in parking will impact the High Street and it's not made clear that there will be a reduction from 11 to 8 spaces. CPC recommends approval subject to more information regarding noise/odour controls and that parking is adequate for the size of the restaurant. Proposed Cllr Wilson, seconded Cllr Collinson. **APPROVED**.
- **20/01627/FUL** - Installation of a Lighting scheme to car park, King George V Playing Fields, Lambs Lane, Cottenham. Noted that CPC are the applicant. CPC recommends approval. **APPROVED**.
- **20/01613/FUL** - Erection of a Stable Block and Store, Land Between 117 And 123 Histon Road, Cottenham. Site is in the greenbelt. Access concerns and regarding the parking and turning for horseboxes. Noted that the existing property hasn't yet had full discharge of conditions. No information provided to say whether the bungalow will be a separate entity. CPC recommends approval subject to change in design to enable more parking and adequate turning circle before vehicles reach the stable block. Proposed Cllr Ward and seconded Cllr Wilson. **APPROVED**.

Tree Orders

- **20/1195/TTPO** - Large diseased elm tree between my house and garage and next doors house - dead branches and bark peeling from bottom of trunk - will cause substantial damage if not felled before it rots, 345 High Street, Cottenham. Noted.
- **20/1254/TTCA** - Removal of a dying crab apple tree in front garden to be replaced by a laburnum in a similar position, 196 High Street, Cottenham. Noted, however laburnum is poisonous and not an ideal replacement.

SCDC Approvals

- **S/4366/19/LD** - Certificate of lawful development for proposed roof alterations/first floor Enlargement, 28 Histon Road, Cottenham
- **S/3763/19/LD** - Certificate of lawful development for an existing use of a non-agricultural Occupancy, Church Lane Nurseries, Church Lane, Cottenham

For information only

- **S/2807/17/COND5** - Condition 5 - Details of brick, bond, mortar mix design and pointing technique and sample panel, The Old Rectory, 2 High Street, Cottenham
- **S/2807/17/COND6** - Condition 6 - Details of all new gutters and drainpipes, The Old Rectory, 2 High Street, Cottenham

20P/077. This Land – to consider informal response to revised reserved matters application – Cllr Morris ran through the background. Numbers reduced to 147 properties. There are still houses behind the existing ones on Rampton Road. Any comments we make now are informal and not binding. Concerns regarding the potential of the road going through to the Primary School. Cllr Morris to flesh out a response and submit to SCDC Case Officer as an informal submission.

20P/078. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – no updates. Noted that Enforcement visits not currently taking place due to Covid-19.

20P/079. Date of next meeting – 21st May 2020

20P/080. Close of meeting – 9pm.

Signed _____ (Chair) Date _____

20P/086. Planning Applications

SCDC Approvals

- [S/3334/19/FL](#) - Change of use and conversion and extension of barn to residential dwelling with detached outbuilding, Church Lane Farm, Church Lane, Cottenham
- [S/2553/19/PO](#) – Planning obligation, 1-6 Coolidge Gardens, Cottenham
- [S/4601/18/AD](#) – Retrospective permission for a monolith sign, Cottenham Village College, High Street, Cottenham

SCDC Refusals

- [S/3068/19/FL](#) - Reduction in size of retail unit demolition of rear of retail unit and storage buildings conversion of first floor of retail unit to residential use erection of two dwellings to rear of site, 76 High Street, Cottenham

20P/087. SCDC Planning Scheme of Delegation

For some time there has been concern about the legality of the process by which decisions are made on whether or not to allow a Parish Council request to “call-in” a planning determination to SCDC’s Planning Committee.

Originally intended to reduce the number of applications reaching Planning Committee by introducing a screening stage requiring the validity of the request as based on a “material planning reason”. This introduced two complications:

1. In theory, almost anything can be a material planning reason and its importance varies depending on local circumstances – which Parish Councils are supposed to understand and represent.
2. Arbitration of the referral decision was the result of a secret meeting between – variously – Chair/Vice-Chair of Planning Committee and Head / Senior Manager of the Planning Service; a process which was challenged as being inconsistent with SCDC’s constitution.

Attempts to normalise the situation have led to an unhealthy situation where the unelected non-local Head of Planning arbitrates the referral decision in the event of a disagreement between Chair of Planning Committee and Head of the Planning Service.

In reaching this decision at the recent District Council meeting, both our District Councillors spoke in favour of the resolution and against CPC’s consistent position expressed on various occasions to the Head of Planning, the Planning Committee, the Leaders of both the Council and its opposition group.

There will shortly be a major review of the SCDC Planning Service to be carried out by an Inspector from the Planning Advisory Service. As a minimum, we should prepare a record of our requests over recent years (back to 2016 when the last change as made) for referral, identifying:

Planning Reference	Address	CPC recommendation	CPC referral requested?	Referral allowed?	Reason for refusal?	Decision
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