

## **AGENDA REPORTS PACK**

### **PLANNING COMMITTEE**

**23<sup>rd</sup> July 2020**

## 20P/114. Minutes

### DRAFT Planning Committee Meeting Minutes Meeting held via Zoom on Thursday 9<sup>th</sup> July 2020 at 7.30pm

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

**20P/102. Chairman's Introduction and Apologies** – none received.

**20P/103. Any Questions from the Public or Press** – none present.

**20P/104. To accept Declarations of Interest and Dispensations** – none given.

**20P/105. Minutes** – Resolution that the minutes of the Committee meeting held on 25<sup>th</sup> June 2020 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Ward.  
**RESOLVED.**

**20P/106. Planning Applications:**

- **S/1510/17/COND3** - Materials (Bricks and Doors) Condition 7 - Gutters and Drainpipes (S/1510/17/COND7), Pond Farm, 120 High Street, Cottenham. Comments that reclaimed doors would be preferable. Noted that Condition 3a was missing. CPC recommends approval. Proposed by Cllr Ward and seconded by Cllr Jones. **APPROVED.**
- **S/1510/17/COND4** - Eaves/bargeboard section drawings (S/1510/17/COND4), Pond Farm, 120 High Street, Cottenham. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Graves. **APPROVED.**
- **S/0150/17/COND5** - Materials (Roof Tiles. Timber Cladding to garage and workshop. Plinth bricks, Pond Farm, 120 High Street, Cottenham. CPC recommends approval. Proposed Cllr Collinson and seconded by Cllr Graves. **APPROVED.**
- **S/1510/17/COND7** - Gutters and Drainpipes (S/1510/17/COND7), Pond Farm, 120 High Street, Cottenham. CPC recommends approval. Proposed Cllr Graves and seconded by Cllr Ward. **APPROVED.**
- **S/2183/19/COND3** – 3a) Details of all internal wall, ceiling and floor; 3b) Details of new insulation; 3c) Details of any new services, 193 High Street, Cottenham. Building is Grade II listed. The proposed rooflight would interfere with the structure of the building which is unacceptable (unable to fit between the rafters). CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Ward. **REFUSED.**

**20P/107. Licensing** – Application for Premises Licence: N&M Wholesale Ltd, Unit B, Broad Lane, Cottenham – CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Jones. **APPROVED.** N&M Wholesale were thanked for their entrepreneurial services during lockdown.

**20P/108. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Report noted. New case added; Enforcement and District Cllrs have been notified accordingly.

**20P/109. Date of next meeting** – 23<sup>rd</sup> July 2020

**20P/110. Close of meeting** – 7.55pm.

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

## 20P/115. Planning Applications

- [S/4207/19/RM](#) - Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access, Land North East Of Rampton Road Cottenham
- [S/2183/19/COND4](#) - Condition 4 Roof light information, 193 High Street, Cottenham
- [20/02575/FUL](#) - Erection of a two-storey dwelling and garage, Land At The Back Of 69 Rooks Street Cottenham
- [20/02599/FUL](#) - Demolition of existing bungalow and ancillary buildings and construction of 1 No. 4 Bed chalet style bungalow, 113 Histon Road, Cottenham
- [20/02608/HFUL](#) - Proposed demolition of existing garage and erection of new single storey extension to the rear/side of the property, 40 Pelham Way, Cottenham
- [20/02751/FUL](#) - Conversion of an outbuilding into a 2 bedroom bungalow, Land rear of 160 Histon Road, Cottenham

### Tree Works

- [20/1534/TTCA](#) - Eucalyptus on left hand side of house adjacent to boundary wall - fell in sections, clear brushwood and leave firewood in log length rings, 307 High Street, Cottenham
- [20/1581/TTCA](#) - Corkscrew Willow in rear garden - repollard at original pollard points (unless slight alterations are necessary to improve shape / balance), 305 High Street, Cottenham

### SCDC – Refusals

- [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

## **20P/116. Anglian Water Consultation**

Anglian Water is proposing to relocate its Cambridge Waste Water Treatment Plant to support sustainable growth in Cambridge. The shared planning service for Cambridge City and South Cambridgeshire has recently published early proposals for a new low-carbon city district near Cambridge North station, including 8,000 new homes and 20,000 new jobs in a draft Area Action Plan (AAP) for North East Cambridge. The draft proposals are being considered by councillors ahead of full public consultation later in the summer.

Regeneration of the area requires our Cambridge Waste Water Treatment Plant to be relocated. The new, relocated facility will continue to provide vital services to Cambridge and the surrounding area in a modern, carbon-efficient waste water treatment plant, which will be developed by Anglian Water in collaboration with the community. The proposal, known as the Cambridge Waste Water Treatment Plant Relocation ('CWWTPR'), will unlock a major brownfield site within the North East Cambridge area and could provide over 5,600 new homes (subject to planning permission). A site for the new waste water treatment plant has not yet been confirmed and will be subject to a technical site selection process and public consultation this summer.

The project forms part of a Government funding initiative – the Housing Infrastructure Fund (HIF) – which helps to deliver new homes in areas of high demand. Since the announcement in March 2019 that HIF funding will be awarded, we have been engaging with Cambridgeshire County Council, South Cambridgeshire District Council and Cambridge City Council.

We are undertaking three phases of consultation for the project during 2020-21, commencing in July 2020. During each phase, we will seek the views of the community and stakeholders including statutory consultees, non-governmental organisations and local interest groups. We will also be holding a series of community consultation activities, to present our proposals for the relocation project and to invite members of the community to discuss the proposals with the project team and ask questions.

We will ensure that our engagement activities and consultations remain fully accessible if restrictions on social gatherings due to COVID-19 are still in place.

Our phase one public consultation starts on 08 July 2020 and will run for six weeks, closing on 19 August 2020. We welcome all comments during our consultation period. We attach a stakeholder briefing pack, which describes the background to the project, what we will be consulting on and our consultation process. This information remains confidential until we launch our consultation on 08 July.

Our dedicated project website [www.cwwtpr.com](http://www.cwwtpr.com) will go live on 08 July where you can find out more information on the proposals. We welcome all comments during our consultation period.

As a neighbouring parish council to the project, Anglian Water would welcome the opportunity to discuss the project with you. Our project team are available to meet with you via video call, if you can kindly confirm your availability.

## Appendix 1.

List of applications where CPC has asked for it to go to SCDC Committee. NB: Incomplete list – still going through previous minutes

Planning Ref	Address	Mtg date	CPC recom'd	Referral allowed	Reason for refusal	Decision
20/01562/REM	Back of 64 Histon Rd	07/05/2020	Refusal		Concerns 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. Numerous documents missing that are required under Outline permission	
20/01575/FUL	Labour Hall, 138 High St	07/05/2020	Refusal		Concerns that 2nd building was being packed in. Access to the rear property would be compromised if a car was parked outside the front building. Considered overdevelopment of the site. Only 1 parking space for the front property. Design of rear property doesn't relate to the existing buildings. The substation isn't disused and is still accessed occasionally; needs investigating further. No space for a turning circle for either property. 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.	
S/4411/19/FL	35 Beach Rd	23/01/2020	Refusal		Occupancy condition on annexe	
20/02217/FUL	8 Mill Field	25/06/2020	Refusal		location of the site is well outside the development framework and is therefore contrary to Neighbourhood Plan policy COH/2-1 and Local Plan policy S/7.2.	

20/02234/RM	13 Ellis Close	25/06/2020	Refusal	Proximity to other buildings would seem to be closer than 25m to no.1 Cossington Close. Query regarding the 5m width as required under condition 5 of the outline permission – doesn't appear to comply. Inadequate parking provided for no.13 Ellis Close. Access is very close to no.11 Ellis Close, therefore impacting on residential amenity. Contrary to Neighbourhood Plan policy COH/1-5 c and f. Contrary to Local Plan policy H/16 bii, biii, biv, and bv
20/02283/FUL	9 Histon Road	25/06/2020	Refusal	application within the conservation area. Visibility onto the public highway is extremely poor and highway safety is of concern. The pavement is very narrow outside the existing property and vehicles turning right out of the access would have to pull onto the pavement to be able to see vehicles approaching from the direction of Histon. The south west elevation has a window that will overlook the garden, therefore impacting on neighbour amenity; noted that obscure glass has been mentioned as an option. Application is contrary to policy HQ/1a b) and d – it changes the linear pattern feature of Histon Road and is therefore out of keeping in terms of siting. No reference has been made to the Neighbourhood Plan and the application is contrary to COH/1-5 c