

# **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**9th July 2020**

## 20P/105. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 25<sup>th</sup> June 2020 at 7.30pm

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

**20P/091. Chairman's Introduction and Apologies** – No apologies received. Cllr Ward arrived at 7.32pm.

**20P/092. Any Questions from the Public or Press** – None present.

**20P/093. To accept Declarations of Interest and Dispensations** – Cllr Graves declared an Other Interest in items relating to the Gun Club (land runs adjacent). Cllr Bolitho declared an Other Interest in item 20P/099

**20P/094. Minutes** – Resolution that the minutes of the Committee meeting held on 4<sup>th</sup> June 2020 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Collinson.

**RESOLVED.**

**20P/095. Planning Applications:**

- **20/02217/FUL** - Change of use of land to form part of residential curtilage and the erection of a double garage, 8 Mill Field, Cottenham – location of the site is well outside the development framework and is therefore contrary to Neighbourhood Plan policy COH/2-1 (development proposals outside the development framework will be supported where they are designed to provide facilities for rural enterprise, agriculture, forestry or leisure, or where they otherwise accord with national or local planning policies) and Local Plan policy S/7.2. CPC recommend refusal. Proposed Cllr Jones and seconded by Cllr Graves. **REFUSED.** Should Officer be minded to approve then we would like this application to go to SCDC Planning Committee.
- **20/02234/RM** - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0582/18/OL for two dwellings (Resubmission of S/4384/19/RM), Land At 13 Ellis Close Cottenham – noted that trees are being removed to make way for the development. 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 (be responsible to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments and attention to detailing) and f (the sensitive relationship between the buildings themselves and the associated car parking provision). Contrary to Local Plan policy H/16 bii (Any direct and on-going impacts on the residential amenity of nearby properties), biii (The proposed siting, design, scale, and materials of construction of the buildings), biv (The existence of or ability to create a safe vehicular access), and bv (The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking). CPC recommends refusal. Proposed Cllr Ward and seconded by Cllr Graves. **REFUSED.** Should Officer be minded to approve then we would like this application to go to SCDC Planning Committee.
- **S/2807/17/COND3** - Condition 3 - Window and Doors, The Old Rectory, 2 High Street, Cottenham – Noted that there is no information supplied regarding colours and

finishes. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED.**

- **S/2807/17/COND4** - Condition 4 - Window and Door Frames, The Old Rectory, 2 High Street, Cottenham – CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED.**
- **20/02273/FUL** - Side extension to bungalow for a new double garage, Western Holme Bungalow, Smithy Fen, Engine Drove, Cottenham. CPC recommends approval. Proposed Cllr Collinson and seconded by Cllr Graves. **APPROVED.**
- **20/02283/FUL** - Erection of new three bedroom dwelling at the rear, 9 Histon Road, Cottenham – 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 Local Plan policy HQ/1a (Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape) and d (Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area) – 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 (be responsive to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing). CPC recommends refusal. Proposed Cllr Collinson and seconded by Cllr Jones. **REFUSED.** Should Officer be minded to approve then we would like this application to go to SCDC Planning Committee.
- **S/1129/16/COND3** – Condition 3 - Traffic Management Plan, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham – Cllr Graves took no part in discussions or voting of any of the remaining applications. Query the comment regarding no additional vehicle movements in the covering letter; no hard evidence to back that up since no traffic management plan has been provided. CPC recommend refusal. Proposed Cllr Morris and seconded by Cllr Bolitho. **REFUSED.**
- **S/1129/16/COND4** – Condition 4 - Ecology, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham - Inadequate information supplied. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Jones. **REFUSED.**
- **S/1131/16/COND4** – Condition 4 – Surface Water, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham – Inadequate information supplied. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Jones. **REFUSED.**
- **S/1127/16/COND8** – Condition 9 – Surface Water, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham - Inadequate information supplied. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Ward. **REFUSED.**
- **S/1127/16/COND9** – Condition 9 – Water Conservation, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham - Inadequate information supplied. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Jones. **REFUSED.**
- **S/1127/16/COND10** – Condition 10 - Materials, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Collinson. **APPROVED.**

- **S/1132/16/CONDA** – Condition 4 – Surface water, Cottenham Gun Club, Chear Fen Farm Long Drove Cottenham – no details included as to how it will work in practice. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Collinson. **REFUSED**.

**SCDC Approvals**

- **20/01394/HFUL** – Single storey rear extension, 19 Histon Road, Cottenham
- **20/01362/FUL** - Alteration and extension of existing garage and single storey rear extension (Resubmission of S/2680/19/FL), 305 High Street, Cottenham
- **20/01574/HFUL** - Conversion of attached outbuildings and rebuilding of dilapidated outbuilding on same footprint for use as ancillary accommodation, 24 High Street, Cottenham

**Secretary of State Refusals**

- **S/3372/17/CW** – Waste Recovery Facility, Amey Cespa, Land at Levitt’s Field, Waterbeach Waste Management Park, Ely Road, Cambridgeshire

**20P/096. SCDC Planning Consultations** – Note representation made to SCDC identifying authority to respond rapidly to planning consultations – Cllr Morris outlined the background to government proposals to speed up housebuilding post-Covid. We have responded to SCDC to confirm our mechanism for delegated response to applications.

**20P/097. SCDC determination of applications during Covid** – Note urgent representation made to SCDC regarding determination of applications to relax planning conditions during COVID emergency – Response noted.

**20P/098. Planning Committee Terms of Reference** – Consider proposed minor amendments to Terms of Reference for Planning Committee – Resolution to accept proposed amendments to Terms of Reference for Planning Committee. Proposed Cllr Morris and seconded by Cllr Graves. **RESOLVED**. Clerk to take to Full Committee. May be prudent to suggest similar amendments to other Committees.

**20P/099. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Report noted.

**20P/100. Date of next meeting** – 9<sup>th</sup> July 2020

**20P/101. Close of meeting** – 8.55pm.

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

## 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
- [S/1510/17/COND4](#) - Eaves/bargeboard section drawings (S/1510/17/COND4), Pond Farm, 120 High Street, Cottenham
- [S/1510/17/COND5](#) - Materials (Roof Tiles. Timber Cladding to garage and workshop. Plinth bricks, Pond Farm, 120 High Street, Cottenham
- [S/1510/17/COND7](#) - Gutters and Drainpipes (S/1510/17/COND7), Pond Farm, 120 High Street, Cottenham
- [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

## **20P/107. Licensing**

An application has been received from N&M Wholesale Ltd (based Unit B, Broad Lane Industrial Estate), to sell alcohol from their site off-premises. The public won't be permitted to attend the site, it's for them to take phone/email orders to supply by delivery only. This is to formalise arrangements which began during the Covid-19 lockdown to enable the business to continue trading.

## 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