

Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 25th 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 4th 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/COND4** – 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 – 9th July 2020

20P/101. Close of meeting – 8.55pm.

Signed _____ (Chair) Date _____