

## **AGENDA REPORTS PACK**

### **PLANNING COMMITTEE**

**22<sup>nd</sup> October 2020**

## 20P/171. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 15<sup>th</sup> October 2020 at 7.30pm

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

**In attendance:** 2 members of the public

**20P/159. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work) and Cllr Graves (sick). Cllr Smith was absent.

**20P/160. Any Questions from the Public or Press** – Standing Orders suspended 7.32pm. Resident 1 spoke to register an interest in item 20/04039/HFUL (applicant). Standing Orders reinstated 7.33pm.

**20P/161. To accept Declarations of Interest and Dispensations** – Cllr Ward registered an Interest in item 20/03846/OUT and will take no part in the discussion or vote.

**20P/162. Minutes** – Resolution that the minutes of the Committee meeting held on 24<sup>th</sup> September 2020 be signed as a correct record. **RESOLVED.** Resident 3 arrived at 7.35pm. Standing Orders suspended 7.36pm. Resident 3 interested in item 20/04018/S73. Standing Orders reinstated 7.36pm.

#### **20P/163. Planning Applications:**

- **20/04039/HFUL & 20/04040/LBC** – Refurbishment of part of the existing ground floor and conversion of attic space to a bed-deck, 4 Bramley Close, Cottenham. Item brought forward for the benefit of residents. Noted that there were a lot of changes but nothing that significantly caused an impact. Standing Orders suspended 7.40pm. Resident 2 spoke to say that the top of the velux won't be too visible. There is a very narrow maintenance strip to the rear so access is difficult and having the velux on that side wouldn't overlook. The panes of glass are to enhance the original agricultural feel of the building. Noted that the policy is to bring buildings back to their original 'agricultural feel'. Resident 2 stated that they had had significant conversations with the Conservation Officer. Standing Orders reinstated 7.43pm. Cllr Collinson commented that the Listed Building document was very helpful. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Collinson. **APPROVED.** Residents 1 and 2 left the meeting at 7.44pm.
- **20/04018/S73** - S73 to vary conditions 34 (Rampton Road and Oakington Road roundabout improvements), 35 (scheme for the provision of a crossing facility (toucan) at a location on Rampton Road), 36 (Scheme for the improvement of the pedestrian and cycle facilities on Rampton Road), 37 (Scheme for the widening of the footway), 38 (Provision of a bus shelter) and 39 (Cycle stands) of ref: S/4116/18/VC (Variation of condition 1 and the inclusion of a phasing condition of outline planning permission S/2413/17/OL) to change "No development shall take place until" to "Prior to the occupation of the development hereby permitted" and to change "Prior to first occupation of any dwelling" to "Prior to the tenth occupation", Land to the South West of Rampton Road, Cottenham (Redrow). Item brought forward for the benefit of resident. Noted that the plans weren't what was agreed at outline stage. Noted that there were delays caused by County Highways. Standing Orders suspended 7.49pm. Resident 3 not happy with the delay to the roundabout and was concerned that there was a safety issue. Cllr Morris stated that it was unlikely that the roundabout works would happen before summer 2021. Resident 3 also stated a concern regarding

construction vehicles and what the routing would be. The Toucan is needed now and should be priority. Standing Orders reinstated 7.54pm. Query regarding why the bus shelter and cycle stands need to be delayed. Discussion regarding the timeline for the works. Standing Orders suspended 8.09pm. Resident 3 asked what would happen if the roundabout didn't get built in the summer? Standing Orders reinstated 8.10pm. Noted that works wouldn't cut Rampton off, unlike the previously proposed works. We are concerned about the delay and causes; need assurances that all parties are doing everything possible to minimise the delays. Want more details by the time of the Liaison Meeting at the end of October. CPC recommends approval but with serious reservations regarding timing delays. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**. Standing Orders suspended 8.14pm. Resident 3 stated their intention to object to the application. Standing Orders reinstated 8.15pm and resident 3 left the meeting.

- **20/03701/ADV**- Installation of Illuminated and non-illuminated signage, 273 High Street, Cottenham. Noted that SCDC used to object to illuminated signs in conservation areas. Whilst no objections to the signs, we object to the illuminated signs. CPC recommends refusal. Proposed Cllr Collinson and seconded by Cllr Jones. Motion fails and is approved on the Chair's vote. **APPROVED**.
- **20/03909/HFUL** - Garage and conservatory conversion and new link, 31 Harlestons Road, Cottenham. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**.
- **20/03917/HFUL** - Two storey front extension, 57 Victory Way, Cottenham. Concerns about drainage (to be considered by Building Control). CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**.
- **20/03654/PRI03Q** - Prior approval for the change of use of agricultural building to 4 No. dwelling houses (Class C3), Farmhouse, Willow Grange, Ely Road, Chittering. Noted that the application is in the flood plain however a thorough flood assessment has been provided. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**.
- **20/03923/PRI03M** - Prior approval for change of use of a retail unit to 1 no. dwelling house, Willow Grange Farm Shop, Willow Grange, Ely Road, Chittering. Similar issues to application 20/03654/PRI03Q. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Collinson. **APPROVED**.
- **20/03846/OUT** - Outline application for the Construction of 2 No. bungalows with all matters reserved, Land to the rear of 129 High Street, Cottenham. In the conservation area and within the setting of a listed building (garden adjoins). Materials not in keeping, no room around the buildings/too dense for the location. Contrary to the Local Plan H17 a and b. Poor access, no adequate safe road access shown. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Jones. **REFUSED**. Should Officer be minded to approve then we would like the application to go to Committee.
- **20/04035/HFUL** - New single storey entrance porch to existing property, 127 Rampton Road, Cottenham. CPC recommend approval. Proposed Cllr Morris and seconded by Cllr Collinson. **APPROVED**.

#### **Tree Order**

- **20/2023/TTCA** - Silver Birch in decline with upper crown die back. Remove - applicant will replace, 4 Brenda Gautrey Way, Cottenham. Already approved. Concern about the

speed in which tree applications are being approved – don't appear to be following the full consultation process.

- **20/2060/TTCA** – 1. Lawsons Cypress on right hand side - Reduce height by 12ft. 2. Spruce in group on left - Reduce height by 12ft., 3. Lawsons Cypress and Bay - Reduce height to match Spruce, also prune back righthand side of Bay to neaten and contain, 312 High Street, Cottenham. Already approved.

#### **SCDC – Approvals**

- **20/03276/HFUL** – Proposed new two storey and single storey extensions to the rear of the existing property to replace existing single storey extension and new garage/workshop to the garden area., 33 Lambs Lane, Cottenham
- **20/03304/HFUL** - Proposed two storey side extension and single storey rear extension with front porch addition, 48 Victory Way, Cottenham
- **20/03317/HFUL & 20/03318/LBC** - Proposed demolition of existing rear outbuildings / extensions and erection of single storey extension and internal alterations, 214 High Street, Cottenham

#### **For information only**

- **S/2549/19/NMA2** – Non-material amendment of planning permission S/2549/19/RM to update the elevations and floor plans to house types CP4, CF5, CP7, CP8 and CP9, Land Off Rampton Road, Cottenham (Redrow)
- **S/2549/19/CONDA** – Submission of details required by conditions 3 (Shared footway/cycleway), 4 (Details of the pumping station), 6 (Materials for the trim trail), 7 (Soft landscaping) and 8 (Surface water drainage) of planning permission S/2549/19/RM, Land Off Rampton Road, Cottenham (Redrow). How is the long-term management of the surface water drainage being met? No maintenance in place.

**20P/164. Planning for the Future White Paper** – Consider v2 draft response to white paper consultation (due 29<sup>th</sup> October) - Cllr Jones ran through the response and areas of disagreement. Cllr Jones and Morris thanked for their work on the document. Cllr Jones to tidy up the responses, circulate and submit.

**20P/165. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 6/19 to be closed. Case 5/19 – push SCDC Cllr Gough for an update. Clerk to update appendix document.

**20P/166. Date of next meeting** – 22<sup>nd</sup> October 2020

**20P/167. Close of meeting** – 9.27pm.

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

## 20P/172. Planning Applications

- [20/04109/FUL](#) - Change of use of land and a building for wedding use, change of use of land for siting of 2no. Shepherds Huts for guest accommodation, siting of a semi-permanent seasonal Sperry Tent, construction of associated service buildings, car parking and soft landscaping, Farmhouse, Willow Grange, Ely Road, Chittering
- [S/4116/18/CONDE](#) - Submission of details required by conditions 34 (Roundabout Improvements), 35 (Crossing Facility (Toucan)), 36 (Footway/Cycleway Improvements), 37 (Shared Cycleway Improvements), 38 (Bus Shelter) and 39 (Cycle Stands) of planning permission S/4116/18/VC, Land off Rampton Road, Cottenham (Redrow)
- [20/03806/HFUL](#) - Erection of a two-storey side extension and a single storey rear extension, 5 Ellis Close, Cottenham

### Tree Orders

- [20/2079/TTCA](#) - Dawn Redwood in side garden- sectionally fell to a low stump, 5 Cross Keys Court, Cottenham
- [20/2102/TTCA](#) - T1 - Apple, pollard down to approx.6ft; T2 - Beech hedge, cut sides and top by approx.0.5m; T3 - Plum, general prune by approx.0.5m; T4 - Neighbours Hazel, cut back to boundary line. Approx.1m., 2 Broad Lane, Cottenham

### SCDC – Approvals

- [20/03305/FUL](#) – Renewal of temporary permission for existing log cabin used for residential purposes, Bassenhally Farm, Broad Lane, Cottenham
- [20/03460/PRI03Q](#) - Prior approval for the change of use and conversion of an agricultural building to 1 no. dwellinghouse (Class C3), Lingwood Farm, Smithy Fen, Cottenham
- [20/03209/HFUL](#) - Proposed new single storey porch to the front of the property, 3 Foundry Close, Cottenham

## 20P/173. Consultation on draft SPD: Climate Change

We are emailing to consult you on the above supplementary planning document (SPD) and with this email, we have enclosed a consultation notice for the SPD. There will likely only be a single consultation on the emerging SPD. Following consultation, all comments received will be considered and appropriate amendments made. The SPD is then scheduled to be adopted by the Council early-mid 2021.

The draft SPD sets out East Cambridgeshire District Council's additional guidance in respect of **climate change**, providing advice on policy requirements relating to it. The Council recognises that it has a significant role to play in protecting and improving the environment for future generations. In producing this SPD, the Council is also responding to its declaration, in 2019, of a Climate Emergency.

This SPD will build upon the 'Environment and Climate Change' section of the Local Plan (April 2015) as well as responding to National Planning Policy and guidance.

Copies of the draft SPD and Consultation Notice are available for public inspection:

- on the Council's website at: <http://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>

The consultation period starts on **13 October 2020** and ends on **23 November 2020**. Only comments made during this period will likely be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments either by email to [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk) or send your comments via post to: Strategic Planning Team, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE.

Please be aware all comments submitted on the SPD will likely be made available for public viewing. As part of the process, we will also be producing a Consultation Report which will include a summary of all the comments received and the Council's response to these comments.

## 20P/174. Trees

Following a query on a recent tree application a response was received from the SCDC Trees Officer:

"Thank you for the comments (below) you attached to the above tree works application.

"Comment: Noted that no information about the original height of the trees, especially when reducing the height so significantly to some trees. We are generally disappointed that so many tree applications are being approved without sufficient information being provided."

Please note that the threshold for a conservation area tree works notification is very low. The threshold for a valid tree works notice is set by central government and not by South Cambs DC. To be valid the notification,

- date of the notice
- the name of the applicant/person who submitted it

- the address of the land where the tree stands
- the proposed work clearly specified
- a tree location plan

Note that the notification does not need to be on the form, does not have to give reasons and although the work has to be clearly specified, it does not need to be as detailed as a TPO tree works application.

The Council has no recourse to ask for extra information and when we do, agents and applicants will not always give it.”

It is noted that most tree works applications are currently being decided well under the required 6 weeks notice, therefore not giving sufficient time for CPC to comment.

**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   | SCDC Decision                            |
|--------------|--------------------------|------------|-------------|------------------|--|--|
| 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  |  |
| 20/02234/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  | <b>Approve under delegated authority</b> |



|              |                             |          |         |  |
|--------------|-----------------------------|----------|---------|--|
| 20/03846/OUT | Land to rear of 129 High St | 15/10/20 | Refusal | In the conservation area and within the setting of a listed building (garden adjoins). Materials not in keeping, no room around the buildings/too dense for the location. Contrary to the Local Plan H17 a and b. Poor access, no adequate safe road access shown. |
|--------------|-----------------------------|----------|---------|--|