

## **AGENDA REPORTS PACK**

### **PLANNING COMMITTEE**

**5<sup>th</sup> November 2020**

## 20P/181. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 22<sup>nd</sup> October 2020 at 7.30pm

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

**In attendance:** 1 member of the public

**20P/168. Chairman's Introduction and Apologies** – Apologies accepted from Cllr Graves (personal). Cllr Smith was absent.

**20P/169. Any Questions from the Public or Press** – Standing Orders suspended 7.32pm. Resident 1 interested in item S/4116/18/CONDE. Item will be brought forward. Standing Orders reinstated 7.32pm.

**20P/170. To accept Declarations of Interest and Dispensations** – None given.

**20P/171. Minutes** – Resolution that the minutes of the Committee meeting held on 15<sup>th</sup> October 2020 be signed as a correct record. Proposed Cllr Ward and seconded by Cllr Collinson. **RESOLVED.**

**20P/172. Planning Applications:**

- **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). Item brought forward for the benefit of resident. Condition 34: the proposed design is materially different to the original approved design in the Gladman/Persimmon permissions. The proposed roundabout is now smaller and tighter. Discussion regarding whether the original 2 land design was better/safer. Why is this design perceived as fit for purpose when the previous design was approved? Standing Orders suspended 7.50pm. Resident 1 interested in the reduction of queues along Rampton Road. Their understanding was that the original design was to improve throughput and reduce the queues lengths so was surprised by the proposed changes. Standing Orders reinstated 7.51pm. CPC recommends refusal on the grounds of the material changes to the original design out outline approval and concerns regarding the queue lengths as a result. Proposed Cllr Morris and seconded by Cllr Ward. **REFUSED.** Condition 35: Standing Orders suspended 7.59pm. Resident 1 raised concerns that anyone walking from Oakington Road would have to walk further up Rampton Road, to cross then walk back down Rampton Road. Standing Orders reinstated 8.02pm. Query whether it was possible to move the crossing closer to Lambs Lane to make it a wider utility? The current location doesn't appear to help people crossing from the Persimmon site. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Jones. **APPROVED.** Condition 36a: Standing Orders suspended 8.08pm. Resident 1 clarified which location was which. Standing Orders reinstated 8.09pm. Location not idea due to being on the brow of a hill and the road bends slightly. Query where the 30mph zone started. May require an LHI bid later to create a buffer zone. Query regarding removal of speed humps (these relate to Condition 34). Noted there was pressure not to have any near the Almshouses. Should there be some near access a? Access is outside of the 30mph zone and a significant amount of established hedging will be removed. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Bolitho. **REFUSED.** Condition 36b: Standing Orders suspended 8.26pm. Resident noted that there could be

an obstruction caused by the hedge at 113 Rampton Road. Standing Orders reinstated 8.26pm. CPC recommends approval subject to caution regarding the hedge. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**. Condition 37: noted that some houses on the east side of Histon Road have driveways that are below the level of the road; this was the reason that the existing cyclepath wasn't extended beyond its current location. Concerns about cycle safety. CPC recommends approval subject to additional warning signage near limited visibility driveways. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**. Condition 38: CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**. Condition 39: some duplication with our plan cycle rack plans. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**.

- **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. Strong concerns raised regarding the access, particularly given the proposed number of vehicles. The application is mainly consistent with the Neighbourhood Plan COH 5/2 (except point a). CPC recommends approval subject to improvement of the access onto the A10. Proposed Cllr Morris and seconded by Cllr Collinson. **APPROVED**.
- **20/03806/HFUL** - Erection of a two-storey side extension and a single storey rear extension, 5 Ellis Close, Cottenham. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED**.

#### **Tree Orders**

- **20/2079/TTCA** - Dawn Redwood in side garden- sectionally fell to a low stump, 5 Cross Keys Court, Cottenham. Noted.
- **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. Noted.

#### **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** – Consider response to East Cambridgeshire District Council's additional guidance in respect of climate change (by 23<sup>rd</sup> Nov) – Consultation noted.

**20P/174. Trees** - Consider a response to SCDC's apparently inconsistent policy on tree retention – Cllr Bolitho stated that currently were aren't getting the proper consultation time or getting sufficient information on any of the applications. Without sufficient information we can't consider whether the work is appropriate. Also noted that TPO requests aren't being followed up. Resolution to send letter to the SCDC Leader and cc to District Cllrs Gough and Wilson. Proposed Cllr Morris and seconded by Cllr Ward. **RESOLVED**.

**20P/175. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – New case added as raised via email by Cllr Graves.

**20P/176. Date of next meeting** – 5<sup>th</sup> November 2020

**20P/177. Close of meeting** – 9.14pm.

## 20P/182. Planning Applications

- [20/02801/FUL](#) - Replace the existing internal lift with a slightly larger lift to the rear of the property and the addition of 1 no. window in the staff room overlooking the 'Old Banks' car park, 197 High Street, Cottenham

### Tree Orders

- [20/2106/TTCA](#) - T4 Cockspur: CROWN Reduce to 1.0 metre; T6 Judas Tree: Raise crown to 2.5 metres all round, 1 Elm Barns, Cottenham. NB: approved by SCDC prior to end of 6 week consultation period
- [20/2138/TTCA](#) - T1 WILLOW ~ tree in decline (25% dead) with honey fungus ~ top and fell to ground level; T2 MULBERRY ~ previously poorly pruned and wind damaged ~ remove wind damaged limb; formatively prune remaining crown by height reduction of 2ms and laterals by 1m to rebalance; T3 ASH ~ large crown to reduce overall by 2.5 to 3ms, 73 High Street, Cottenham

### For information only

- [S/2942/19/NMA1](#) - Non material amendment to application S/2942/19/VC for a change to the roof tiles approved for plots 52, 53, 54, 55, 56, 57, 58, 59, 64, 65, 66, 67, 68, 69, 74, 94 - 98, 117 - 121
- [20/04230/CL2PD](#) - Application for a Certificate of lawfulness under section 192 for a change of use from class C3 to class C3B use, Land Between 117 And 123 Histon Road Cottenham

### Withdrawn

- [20/03654/PRI03Q](#) - Prior approval for the change of use of agricultural building to 4 No. dwellinghouses (Class C3), Farmhouse, Willow Grange, Ely Road, Chittering

### SCDC – Approvals

- [20/02234/REM](#) – 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
- [20/03660/HFUL](#) - Conversion of existing garage to a study, 33 Brenda Gautrey Way, Cottenham

### SCDC – Refusals

- [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 (This Land)

### HM Planning Inspectorate – Refusal

- [S/3697/19/FL](#) – Replacement dwelling, 85 Histon Road, Cottenham



**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.
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