

DRAFT Planning Committee Minutes

Meeting held via Zoom on Thursday 24th September 2020 at 7.30pm

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

20P/140. Chairman's Introduction and Apologies – No apologies received.

20P/141. Any Questions from the Public or Press – None present.

20P/142. To accept Declarations of Interest and Dispensations – None given.

20P/143. Minutes – Resolution that the minutes of the Committee meeting held on 3rd September 2020 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Ward. **RESOLVED.**

20P/144. Planning Applications:

- **20/03660/HFUL**- Conversion of existing garage to a study, 33 Brenda Gautrey Way, Cottenham. Regret presumed loss of parking. Caution expressed regarding implications of the Party Wall Act (garage adjoins with another). Concerns that the building won't have the same level of insulation as the house and the potential environmental impact. Matters for Building Control. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Jones. **APPROVED.**
- **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 (AMENDMENT - Revised plans submitted 14th September following comments from Conservation Officer). Noted that the commentary relates to a different application in Milton. Welcome the changes. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Collinson. **APPROVED.**
- **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 (Re-submission of S/4384/19/RM), Land At 13 Ellis Close, Cottenham (AMENDMENT: 1) Car parking; 2) Soft Landscaping; 3) Rearrangement of first floor bedroom window in Dwelling B; 4) Cycle Parking). Cllr Graves has looked at the SUDS (condition 12). Strong concerns raised given the recent flash flooding in Ellis Close. Despite Highways assurance that the water runs uphill to the back of Ellis Close it actually goes downhill towards Rampton Road and a drain that doesn't go anywhere; additional properties will cause further issues. Concerns also raised that the newly elongated window on dwelling B will overlook 15 Ellis Close. Previous objections still stand: 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 Jones. **REFUSED** NB: The outstanding condition regarding surface water of serious concern.

Tree Orders

- **20/1829/TTCA** – T1 - Acer, remove to ground level. T2 - Dead Cherry, remove to ground level, 60 Denmark Road, Cottenham. Already approved by SCDC. Disappointed that the application had been decided so quickly and didn't follow the 6 week consultation process.
- **20/1879/TTCA** - 1 - Pear - Reduce overall height by 3m, reduce spread on all sides by 1-1.5m
2 - Triple stem Sycamore adjacent to garages - reduce height by 6m, reduce spread by 3-4m;
3 - Dying twin stem Sycamore adjacent – fell; 4 - Sycamore - reduce height by 4-5m, reduce spread by 2-3m; 5 - Cypress on rear boundary - reduce height by 2m, 2 Elm Barns, Cottenham. Noted that no information about the original height of the trees. Cllr Bolitho expressed disappointment that so many tree applications are being approved without sufficient information.
- **20/1930/TTCA** - Oak tree with split branch requires shortening by up to 5m to reduce weight. Adjacent split branch requires removal. The tree is on the East boundary and overhangs some of the most recent burials, All Saints Church, High Street, Cottenham. Already approved by SCDC

SCDC – Approvals

- **20/01627/FUL** – Installation of lighting scheme to car park, Recreation Ground, Lambs Lane, 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
- **20/02599/FUL** - Demolition of existing bungalow and ancillary buildings and construction of 1 No.4 Bed chalet style bungalow, 113 Histon Road, Cottenham
- **20/02273/FUL** - Side extension to bungalow for a new double garage, Western Holme Bungalow, Smithy Fen, Engine Drove, Cottenham

SCDC – Refusals

- **S/0630/19/OL** - Outline application for residential development of land for a single storey dwelling with all matters reserved, Church Lane, Ashton Farm, Cottenham

For information only

- **S/4116/18/CONDA** – Submission of details required by condition 23 (Comprehensive construction programme) of planning permission S/4116/18/VC, Land to SW Rampton Road, Cottenham (Redrow)
- **S/4116/18/CONDB** - Submission of details required by condition 7 (Traffic management Plan), 12 (Species mitigation strategy), 13 (Specification for external illumination), 14 (Scheme for ecological enhancement), 15 (Written scheme of investigation), 16 (Surface water drainage scheme), 17 (Foul water drainage), 18 (Pollution control of the water environment), 22 (Measures to minimise the spread of airborne dust), 24 (Noise mitigation /insulation scheme), 28 (Artificial lighting scheme), 29 (Waste management & minimisation and refuse strategy), 30 (Renewable energy statement), 31(Water conservation strategy) & 32 (Fire hydrants) of planning permission S/4116/18/VC, Land to SW Rampton Road, Cottenham (Redrow). Condition 16 – noted that the proposed design is based on rainfall of 5mm in 30 minutes. On 13th August Cottenham had 10 times that amount with 50mm of water falling in 70 minutes causing flash flooding with further flash floods on 16th August and 23rd September. The design is seriously flawed and we have a strong objection to the proposals. CPC recommends refusal. Proposed Cllr Morris and seconded by Cllr Graves. **REFUSED.**
- **S/4116/18/CONDC** - Submission of details required by condition 19 (Site Investigation and Remediation Method Statement) of planning permission S/4116/18/VC, Land to SW Rampton Road, Cottenham (Redrow)

- **S/4116/18/CONDD** - Submission of details required by condition 21 (Construction Noise Impact Assessment) of planning permission S/4116/18/VC, Land to SW Rampton Road, Cottenham (Redrow)

20P/144. PAS Review of Greater Cambridge Planning Committees – Report from focus group noted.

20P/145. Greater Cambridge Local Plan – Report from call for sites webinar noted.

20P/146. Planning for the Future White Paper – Consider draft response to white paper consultation (due 15th October) - Cllr Jones outlined. General discussion about the content – typo noted on page 14 (MP's should read NP's). Cllrs Jones and Morris were thanked for their work. They will compile version 2, amalgamating the comments, and bring back to the next meeting.

20P/147. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Report noted.

20P/148. Date of next meeting – 8th October 2020

20P/149. Close of meeting – 8.45pm.

Signed _____ (Chair) Date _____