

## **AGENDA REPORTS PACK**

### **PLANNING COMMITTEE**

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

## 20P/190. Minutes

### DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 5<sup>th</sup> November 2020 at 7.30pm

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

**20P/178. Chairman's Introduction and Apologies** – Cllr Smith absent.

**20P/179. Any Questions from the Public or Press** – None present.

**20P/180. To accept Declarations of Interest and Dispensations** – None given.

**20P/181. Minutes** – Minor amend to item S/4116/CONDE. Resolution that the minutes of the Committee meeting held on 22<sup>nd</sup> October 2020 be signed as a correct record. Proposed Cllr Ward and seconded by Cllr Jones. **RESOLVED.**

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

#### 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. Already approved by SCDC prior to the meeting. Cllr Bolitho raised concerns about the honey fungus. No mention of how it would be controlled as per RHS guidelines and needs more treatment than is mentioned in the application. Clerk to contact owner and SCDC accordingly.

#### For information only

- **S/2942/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#### Withdrawn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

**20P/183. This Land** - consider response to approach from This Land - Cllr Morris ran through the background for refusal. This Land have now contacted us for a meeting, suggesting that they are looking to modify their plans. Cllrs Morris, Collinson, Graves and the Clerk to attend. Cllr Morris left the meeting at 8.08pm. Resolution that Cllr Jones take the Chair. Proposed Cllr Graves and seconded by Cllr Ward. **RESOLVED.** The Clerk ran through the original 13 points for refusal. Cllr Morris returned to the meeting at 8.26pm and regained the Chair. Need to listen to what This Land have to say. The number of houses is key to opening up the vista and open space. Ideally would like the total taking down to 120. Design (removal of steep roof pitches) and drainage (sustainable design without much water going into the Catchwater drain) are also key. Clerk to confirm meeting with David Lewis.

**20P/184. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Case 8/20 – regarding the bund there is nothing that County can do. The suggestion is to contact the EA again and Cllr Graves will pursue with them accordingly.

**20P/185. Date of next meeting** – 19<sup>th</sup> November 2020

**20P/186. Close of meeting** – 9.14pm.

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

## 20P/191. Planning Applications

- [20/04408/PRI03Q](#) - Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3), Haelan Feld, Twentypence Road, Cottenham
- [20/04296/OUT](#) - Outline planning for the erection of an agricultural dwelling with all matters reserved, Bassenhally Farm, Broad Lane, Cottenham
- [S/4116/18/CONDA](#) - Submission of details required by condition 23 (Comprehensive construction programme) of planning permission S/4116/18/VC, Land To The South West Rampton Road, Cottenham
- [20/04440/HFUL](#) - Single storey rear extension and outbuilding, 87 Rampton Road, Cottenham
- [20/04252/HFUL](#) - Side extension to existing property and construction of outbuilding for garage/storage/playroom, 246 High Street, Cottenham
- [20/04529/PRI03Q](#) - Prior approval for change of use of agricultural barn to 2 no dwellinghouses (Class C3), Fenleigh Farm, Smithy Fen, Cottenham
- [20/04468/HFUL](#) - Two storey and single storey rear extension, 33 Lambs Lane, Cottenham

### Tree Orders

- [20/2271/TTCA](#) - Notification of felled Horse Chestnut, The Bungalow, Cottenham Village College, High Street, Cottenham
- [20/2186/TTCA](#) - Proposal: 1. Birch - crown lift over drive to 3.5m, clear adjacent roof by 1.5m and shorten low branch over table by up to 1m, 81 High Street, Cottenham. Already decided.
- [20/2193/TTCA](#) - Proposal: (T1) Copper Beech - reduce in width on all sides by 50-70cm. - 'round top' to make more conical removing no more than 1 metre. To maintain this tree in its current location, 25 Corbett Street, Cottenham. Already decided.
- [20/2242/TTCA](#) - Proposal: 1. 2no Yews closest to road - crown reduce 1m. 2. Pleached hornbeams - prune to top of previous reduction points and remove side growth to maintain two dimensional screen. 3. 2no Pears - tidy smaller tree to shape and reduce larger to match as closely as possible (by up to 1.5m). 4. Privet - crown reduce to previous pruning points (by up to 1m). 5. Lime - fell and treat. 6. Beech - crown thin 25%. 7. Olive - crown reduce to shape (by up to 0.5m). 8. Copper Beech in adjacent garden - prune overhang to wall (by approx 2.5m), 343 High Street Cottenham CB24 8TX
- [20/2257/TTCA](#) - Proposal: 1. Walnut on left hand side of house - remove low branch over parking at 4m, primary branch towards house at 3.5m and at 4.5m. Also secondary branches above, 4 Curringtons Close, Cottenham. Already decided.

### For information only

- [20/04438/CL2PD](#) - Application for a Certificate of lawfulness under section 192 for the erection of an outbuilding in the rear garden, 22 Hawking Way, Cottenham

### SCDC – Approvals

- [20/02575/FUL](#) - Erection of a two-storey dwelling and garage, Land to the rear of 65 Rooks Street, Cottenham
- [20/03917/HFUL](#) - Two storey front extension, Victory Way, Cottenham
- [20/03701/ADV](#) - Installation of Illuminated and non-illuminated signage, 273 High Street, Cottenham
- [20/60001/S106BA](#) - Application for the modification or discharge of planning obligations (Schedule 2, Part 1, Section C) in respect of intermediate affordable housing and the parameters

for minimum and maximum percentages for shared equity to accord with Homes England requirements, Land At Oakington Road Cottenham

**SCDC – Refusals**

- [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

**SCDC – Withdrawn**

- [S/4271/19/VC](#) - Variation of condition 3 (Occupation) pursuant to planning permission S/0725/18/FL, 19 Broad Lane, Cottenham

**HM Planning Inspectorate – Refusal**

- [S/4411/19/FL](#) – Garden annexe, 35 Beach Road Road, Cottenham

## **20P/192. Waste & Minerals Local Plan Consultation**

You are probably aware that the Cambridgeshire and Peterborough Minerals and Waste Local Plan was submitted to the Secretary of State in March 2020 for independent examination. You may also be aware that the Secretary of State appointed an independent Inspector to conduct a Local Plan examination. The hearing sessions, which form part of this examination, took place virtually during September 2020.

During the examination to date, a number of proposed changes ('Main Modifications') to the Minerals and Waste Local Plan have been identified. These changes are likely to be required to address concerns identified by the Inspector or representors. These changes will, it is considered, make the submitted Plan 'sound' and legally compliant (without prejudice to the Inspector's eventual consideration of the soundness of the Plan), and therefore enable the Plan to be adopted. In October 2020 the Inspector wrote to the councils and advised the councils to consult on the Proposed Main Modifications.

I am writing to notify you under the provisions of the Town and Country Planning (Local Planning)(England) Regulations 2012, that the Proposed Main Modifications are now being published for a six week consultation period (4 November to 15 December 2020), to allow an opportunity for representations to be made on the Proposed Main Modifications.

The document, E007b - Schedule of Councils' Post Submission Suggested Modifications, is available to view and download from the Local Plan Examination page of the councils website at: <https://www.peterborough.gov.uk/council/planning-and-development/planning-policies/minerals-and-local-waste-plan/mwlp-examination>

In line with the temporary modifications to the Town and Country Planning (Local Planning)(England) Regulations 2012, paper copies will not be made available for this consultation – it will be a website only consultation.

If you wish to make comments on any of the proposed main modifications, please send them by email to: [planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk)

We urge you to email comments, if at all possible. However, if you are unable to email your comments, you can post your comments to us instead, but can you please notify Kate Eales (by email: [Katherine.eales@peterborough.gov.uk](mailto:Katherine.eales@peterborough.gov.uk) or telephone: 01733 863810) of your intent to do so, so that arrangements can be made to collect them. The postal address is:

FAO: Kate Eales  
Sustainable Growth Strategy  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough  
PE2 8TY

You must quote the proposed Main Modifications (MWLP/Main/) number that you are commenting on and your comments should reach us by **11.59 pm on 15 December 2020**.

Can I stress that this consultation is about the Proposed Main Modifications **only**. This is not an opportunity to make comments on the original Local Plan or submit additional evidence unrelated to the Proposed Main Modifications. There is no need to repeat any representations you may have made earlier, as the Inspector already has these and will continue to take them into account.

All comments that we receive will be forwarded to the Inspector (via the Programme Officer) and will be considered by him when writing his Inspector's Report; they will not be considered by the councils, unless the Inspector asks the councils to respond to any of them.

## **20P/193. Bellway & Persimmon s106 variations**

Further to my bus stop update at the recent Cottenham liaison group meeting I'm looking to draw the Bellway and Persimmon variation of conditions applications to a close. Both are still pending S106 sign offs but I understand they are progressing well. I wanted to provide the Parish Council with sight of the draft conditions to be varied, noting that some of the triggers would depart from the recent consultation response which I provide below for your reference:

Persimmon S/1617/19/VC

*CPC recommends approval of this application subject to the inclusion of the following completion dates:*

*Condition 31 - completion by end of October 2021.*

*Conditions 32, 33, 34 - completion by end of October 2020.*

The good news is that following the liaison group meeting I have been able to bring the triggers for both sites forwards from what had originally been proposed. Much of the works rely on various agreements with the local highways authority so this has caused some hold up. I set out draft condition wording / triggers below and would be grateful if you could let me know if this would raise any concerns from the Parish Council. As Bellway 'went first' the triggers for Persimmon need to sit slightly behind Bellways.

Apart from the roundabout works I think it's good to note that all other highway improvements are due to be completed within a 6-month period from now (roughly).

### Bellway (S/0814/19/VC):

The following highway improvement schemes shall be implemented in accordance with the details set out below:

- i) Provision of a shared pedestrian and cycle footway between the site access and the existing footway as identified on drawing E3637/770 shall be implemented in line with "278 Cottenham Phase 1" programme dated 03/05/2019 prior to the 25th dwelling occupation;
- ii) Widening of the existing footway on the north side of Oakington Road between the site boundary and its junction with Rampton Road to allow shared walking and cycling as identified on drawings E3637/771, E3637/772, and E3637/773 shall be implemented by the **1st April 2021**;

- iii) Widening of the existing footway on the west side of Rampton Road between its junctions with Oakington Road and B1049 to allow shared walking and cycling as identified on drawings E3637/771, E3637/772, and E3637/773 shall be implemented by the **1st April 2021**;

NOTE: Part (i) of the condition has already been completed. Part (iv) of the condition is removed as this required the bus stop, the finances of which are re-directed in the S106 towards the community transport project.

Persimmon (S/1617/19/VC)

Condition 31: Highways Roundabout Improvement Works. To be completed by 01 September 2021.

Condition 32: Footway / Cycleway from Persimmon site entrance to the existing footway. To be completed by 31 January 2021.

Condition 33: Widening of existing footway on Oakington Road to Rampton Road – To be completed by 31 May 2021

Condition 34: Widening of Rampton Road footway – To be completed by 31 May 2021

NOTE: Condition 35 for the bus stop improvement is to be removed, the finances of which are re-directed in the S106 towards the community transport project.

I would welcome comments on any of the above.





**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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