

Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 19th November 2020 at 7.30pm

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

20P/187. Chairman's Introduction and Apologies – Apologies received from the Clerk (sick)

20P/188. Any Questions from the Public or Press – None present.

20P/189. To accept Declarations of Interest and Dispensations – Cllr Graves declared an interest in item 20P/192. Waste & Minerals Local Plan Consultation, and will leave the meeting at that point. Later items to be brought forward.

20P/190. Minutes – Cllr Ward joined the meeting at 7.32pm. Resolution that the minutes of the Committee meeting held on 5th November 2020 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Collinson. **RESOLVED.**

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. Noted that Highways have objected due to lack of visibility splays and transport statement. Twenty Pence a busy and fast road. Two members of the public joined the meeting at 7.38pm. CPC recommends refusal on grounds of access not properly engineered to the road. Proposed Cllr Graves and seconded by Cllr Ward. **REFUSED.**
- **20/04468/HFUL** - Two storey and single storey rear extension, 33 Lambs Lane, Cottenham (Brought forward). Standing orders suspended 7.40pm residents had nothing to add to application. Standing orders reinstated 7.41pm. Amendment to a previously approved planning application, to add a Juliet window/balcony. Not believed to overlook neighbours, and not in conservation area. Noted that the committee know the applicants. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Jones. **APPROVED.** Two members of the public left at 7.47pm.
- **20/04296/OUT** - Outline planning for the erection of an agricultural dwelling with all matters reserved, Bassenhally Farm, Broad Lane, Cottenham. Cllr Ward declared an interest and will not take part in this item. Noted it would be a replacement dwelling to the log cabin previously approved. CPC's Neighbourhood Plan policy COH2-1 supports development proposals outside the development framework where they provide facilities for rural enterprise, application seems to qualify. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Collinson. **APPROVED.**
- **S/4116/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. Noted CPC have an interest as this would trigger an S106 payment. CPC recommends approval. Proposed Cllr Morris and seconded by Cllr Ward. **APPROVED.**
- **20/04440/HFUL** - Single storey rear extension and outbuilding, 87 Rampton Road, Cottenham. Queried whether there would be drainage implications on extension of garage as no mention of soakaways. Building Control would monitor this. CPC recommends approval subject to following conditions: management of surface water drainage avoiding impact on neighbours, and no occupation of outbuilding separate to the main dwelling. Proposed Cllr Jones and seconded by Cllr Graves. **APPROVED.**
- **20/04252/HFUL** - Side extension to existing property and construction of outbuilding for garage/storage/playroom, 246 High Street, Cottenham. Noted in the conservation area, have included heritage statement. Limited visual impact as only garage visible from front and will

be set back from the road. CPC recommends approval. Proposed Cllr Graves and seconded by Cllr Ward. **APPROVED.**

- **20/04529/PRI03Q** - Prior approval for change of use of agricultural barn to 2 no dwellinghouses (Class C3), Fenleigh Farm, Smithy Fen, Cottenham. Noted some concerns raised by EA officer. Felt to be not in keeping with location, but would come under permitted development as within same footprint of existing barn. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Jones. **APPROVED.**

Tree Orders

- **20/2271/TTCA** - Notification of felled Horse Chestnut, The Bungalow, Cottenham Village College, High Street, Cottenham. Concerns raised that CPC were not notified prior to felling but welcomed offer to replace.
- **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. Noted already approved by SCDC.
- **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. Noted already approved by SCDC.
- **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. Noted no detail of size of trees to establish scale of work proposed. Some trees would have different requirements as to when the work should be carried out. Would like detail as to why 5. Lime needs to be felled. Clerk to write to homeowner to request permission for tree officer to inspect trees. Clerk to write to SCDC to make them aware, and request that no approval be granted prior to this. Noted that homeowner is an SCDC councillor, and SCDC should be made aware of this.
- **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. Noted already approved by SCDC. Committee expressed concerns that tree orders were being approved before CPC have commented on them. Request that the Clerk keep a note of when notified of applications by SCDC, and the time scale of when they are being approved.

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

- **2/4271/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/193. Bellway & Persimmon s106 variations** - consider response to draft variation of s106 text. Brought forward. Discussion regarding timing of new footpath between Persimmon and Bellway estates. Persimmon will need to move carriageway across to make space for footpath. CPC and Cllr Wotherspoon have been working with developers and County Highways to move pavement work forward. Cllr Morris to draft a letter to current residents of Persimmon estate informing them of what the likely timescale is for the pavement to be completed. Committee satisfied with proposed timescales.
- 20P/194. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement. Brought forward. Case 8/20 Cllr Graves updated on current residency of site. Has already informed the Clerk.
- 20P/192. Waste & Minerals Local Plan Consultation** - consider response to the main modifications. Cllr Graves left the meeting at 9.06pm CPC have commented previously on the consultation. Modifications have now been suggested based on initial consultation. Routes and extra traffic have been main concerns previously. Cllrs Jones and Morris to draft a response for discussion at next planning meeting.
- 20P/195. Date of next meeting** – 3rd December 2020
- 20P/196. Close of meeting** – 9.09pm.

Signed _____ (Chair) Date _____