

Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 22nd 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 15th 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 23rd 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 – 5th November 2020

20P/177. Close of meeting – 9.14pm.

Signed _____ (Chair) Date _____