

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th February 2021

21P/026. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 21st January 2021 at 7.30pm

Present: Cllrs Morris (Chair), Bolitho, Graves, Jones, Loveluck, Ward and the RFO

In attendance: No members of the public

21P/012. Chairman's Introduction and Apologies – Standing apologies for Cllr Collinson (illness) & Clerk (illness)

21P/013. Any Questions from the Public or Press – None present

21P/014. To accept Declarations of Interest and Dispensations – none given.

21P/015. Minutes – Resolution that the minutes of the Committee meeting held on 7th January 2021 be

signed as a correct record. Proposed Cllr Ward and seconded by Cllr Graves. **RESOLVED.**

21P/016. Planning Applications:

- 20/05121/FUL – Erection of a chalet style 2–3-bedroom dwelling and associated parking, Land at 9 Church Close, Cottenham. Submitted drawings are not detailed. The application falls within the Development Framework but is within the setting of a grade one listed building. The design of the building must be compatible with the listed building. The committee felt that more information was required. CPC recommended refusal. Proposed Cllr Ward and seconded by Cllr Jones. **REFUSED.** Specific issues were lack of information regarding the plan of the new building in particular the materials to be used and their compatibility with the listed building. There were also concerns about Highway access and Property access.

Tree Orders

- **21/0015/TTCA** – T1 - Norway Maple – Reduce height by 1.5m and the spread in all directions by 1.5m; T2 – Holly – Reduce the height by 2m; T3 – Silver Birch – Reduce the height by 2m and the spread in all directions by 1.5m; Conifer – Fell to ground level – 160 High Street, Cottenham. Noted only comments made are that the existing trunk circumference and starting heights and widths of the trees are unknown.
- **20/2423/TTCA** – 1. Lime – crown reduce 1-1.5m, crown thin 20% to contain size and liberate adjacent thorn; 2. Box Elder – remove low lateral over neighbours' fence (to rear of garage) – 328 High Street – Noted no significant views.

For information only

20/05133/CLUED – Certification of Lawfulness under Section 191 for the continued use as a shop, Willow Grange, Willow Grange Farm Shop, Ely Road, Chittering. - Noted

21P/017. Cycle Stands - consider Redrow-proposed locations for cycle stands -

The new cycle stands need to be in places where users would need them (e.g., near shops and other destinations) and where they do not adversely affect their surroundings. On this basis: the 4 stands to be sited at the junction of Telegraph St and High St are acceptable. The 8 + 5 cycle stands proposed near the junction of Lambs Lane and High St are not acceptable, as they are some distance from shops/destinations so would not be used and also create obstacles/clutter on pavements in a conservation area. A much reduced number (2) would be acceptable. The 5 + 7 stands located near the junction of Denmark Rd and High St and the listed War Memorial are not acceptable although a much-reduced number (2) would be acceptable. Furthermore, since the stands are to be sited on

pavements, we feel it is important that they have a taper plate so that they do not create obstacles for the visually impaired.

- 21P/018. S211 tree works notices** – consider revised SCDC notifications regarding tree works applications -historically, CPC has expressed dissatisfaction with the process and have sought clarification. SCDC has proposed a system where minor tree works are dealt with immediately by SCDC officers and CPC will not be asked for comment. More major tree works will be summarised by SCDC officer and passed on CPC who will pass the report directly to one of our own tree officers for comment via the clerk. The hope is that this will tighten up the system. The committee will cooperate with this approach and review in a few months for its efficacy.
- 21P/019. Land off Broad Lane** – Consider notes from meeting with Claremont – Speculative Development WP – Flooding – Cllr Morris and Cllr Jones met with representatives from Claremont Planning who are promoting a site off Broad Lane for up to 50 houses (as part of the Greater Cambridge Local Plan). They spoke of a willingness to support both affordable homes and locally affordable homes and offered to look at the potential for link ups via cycle paths/pedestrian paths to Les King wood and other developments. Of major concern are the drainage issues, Claremont are of the opinion that there is a possibility that the Environmental Agency may reclassify the land so that the area is not in a flood plain. Claremont expressed a willingness to resolve potential flood issues.
- 21P/020. Enforcement** – consider updates from Enforcement Officers and additional items for enforcement – Noted. The committee felt that there is a need to review and reclassify the current case list.
- 21P/021. Date of next meeting** – 4th February 2021
- 21P/022. Close of meeting** – 9.03PM

21P/027. Planning Applications

- [20/05216/LBC](#) - Fitting of traditional style metal canopy above back door, 193 High Street, Cottenham
- [20/04909/HFUL](#) – Side and rear dormer windows, 2 Telegraph Street Cottenham

Withdrawn

- [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, Willow Grange Farm, Ely Road, Chittering

21P/028. Consultation

Consultation on the proposed June 2021 revisions to:-Our Local Validation List Requirements and Local Validation Check List.

Introduction

Local planning authorities are required to review their existing local validation lists at least every two years. Local validation lists set out what information should accompany planning applications submitted to Cambridgeshire County Council. These requirements are relevant for Cambridgeshire County Council's applications for its own development and waste development. These are in addition to the national requirements, which require for example completion of an application form, certificates and a site location plan. Our Local Validation requirements are reviewed biannually. The requirements were last published in June 2019. We have carried out an initial review of the list and guidance notes for 2021.

What are the proposed changes?

Since our 2019 Local Validation List Review, the requirements of The Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018 need to be met. Consequently we have proposed amendments to the format and wording of the documents, which we hope will assist us in making our public documents and correspondence easier to understand and access by all. We have also proposed adding some additional requirements in line with the existing policy requirements, and the increase in electronic working arrangements. Additional changes may also need to be taken into account. For example, Cambridgeshire and Peterborough's Emerging Mineral and Waste Plan is progressing through its final stages and relevant references will need to be changed when this new plan is adopted. We are consulting you together with recent applicants, agents, statutory consultees, and parish councils on our draft documents.

When can I comment?

The consultation period will run for 6 weeks from 25 January 2021 until 8 March 2021.

How can I comment?

Please send all comments that you wish to make in writing by e-mail to planningdc@cambridgeshire.gov.uk or by post to: -County Planning, Minerals and Waste, Box No SH1315, Shire Hall, Cambridge, CB3 0 AP Please ensure that all comments arrive by 8 March 2021. All comments received by 8 March 2021 will be taken into consideration.

What happens next?

We will consider all comments received by us 8 March 2021. We are working towards reporting to the Planning Committee on 15 April 2021 if possible. A report to the Planning Committee will be published on the Council's website 5 working days before the Planning Committee meeting to which the revised changes will be reported. We intend to publish the final documents by June 2021. You can check with us near the date.

Further information

Copies of the draft revised documents are attached. The existing Local Validation List June 2019 and the accompanying Local Validation Guidance List:- Guidance for applicants and their agents on the Local Validation List (June 2019), and supporting documents are displayed

on the County Council's website. Please see [Cambridgeshire County Council's Submitting a Planning Application Website page](#) for existing Guidance for applicants and agents on the Local Validation List and the Local Validation Check List (June 2019)

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	Approved under delegated authority

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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