

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th April 2021

21P/064. Minutes

Draft Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 18th March 2021 at 7.30pm

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

21P/051. Chairman's Introduction and Apologies – Cllr Collinson (will arrive late).

21P/052. Any Questions from the Public or Press – None present.

21P/053. To accept Declarations of Interest and Dispensations – Cllr Graves declared an other Interest in item 21/00417/FUL and will take no part in discussions or voting. Cllr Collinson arrived at 7.36pm.

21P/054. Minutes – Resolution that the minutes of the Committee meeting held on 4th March 2021 be signed as a correct record. Proposed Cllr Ward and seconded by Cllr Bolitho. **RESOLVED.**

21P/055. Planning Applications:

- **21/00417/FUL** - Siting of a semi-permanent seasonal sperry tent for weddings and events, erection of a timber pergoda, change of use of paddock land for wedding use, construction of 2 no. service buildings, change of use of building to ceremony hall, siting of 2 no. shepherds huts, conversion of building to holiday let, car parking and soft landscaping - Resubmission of 20/04109/FUL, Willow Grange Farm, Ely Road, Chittering. Concerns regarding the A10 junction given that there are no plans to upgrade. Large numbers of event attendees anticipated. Noted that the access road may be too narrow for coaches. Suggestion that warning signs, access widening should be installed. CPC recommends approval subject to improved access arrangements given safety concerns. Proposed Cllr Ward and seconded by Cllr Collinson. **APPROVED.** Cllr Graves took no part in discussions or voting.
- **21/00501/HFUL** - Removal of existing plant on bay window and creation of a single storey bay window side extension, 86 Rooks Street, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Graves. **APPROVED.**

For information only:

- **20/02572/CONDA** - Submission of details required by condition 4 (boundary fences) of planning permission 20/02575/FUL, Land to the rear of 69 Rooks Street, Cottenham
- **S/2702/18/CONDC** - Submission of details required by condition 13 (Operational Noise Minimisation Management Plan) of planning permission S/2702/18/FL, King George V Playing Fields, Lambs Lane, Cottenham

21P/056. Street Trading – consider application from Super Whip to trade in Cottenham – Clerk outlined. Concerns raised regarding noise; Clerk ran through the regulations. Noted that this van has traded previously in the village without consent. CPC recommends approval. Proposed Cllr Ward and seconded by Cllr Loveluck. **APPROVED.**

21P/057. This Land/Kier development – update on planning applications/appeal – Cllr Morris outlined. The amends proposed by Kier go a long way to address our previous concerns with the site. Kier are looking to submit an application in mid-April. Noted that This Land have appealed the original refusal decision. Cllr Graves commented that the IDB are monitoring developments more closely and will do what they can to ensure drainage systems operate correctly. Discussion regarding possible pedestrian/cycle access across

the Recreation Ground to Lambs Lane. Clerk to liaise with Kier to arrange meeting with speculative developer working party.

21P/058. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Case 5/18 – Cllr Morris reported that the gate locks had been broken. The Clerk has contacted Toby Willams for an update on outstanding items given lack of response from Enforcement and District Cllrs. New case noted and Enforcement contacted 15/3/21. The appendix has been updated.

21P/059. Date of next meeting – 8th April 2021

21P/060. Close of meeting – 8.30pm.

Signed _____ (Chair) Date _____

21P/065. Planning Applications

- [21/00619/S73](#) - Removal of condition 4 (agricultural occupation) of planning permission C/0439/69/O (Erection of a bungalow), The Fruit Farm, Bungalow, Ely Road, Chittering
- [21/00901/HFUL](#) & [21/00902/LBC](#) - Erection of timber driveway gates and pedestrian access gate, 28 High Street, Cottenham

Tree Works

- [21/0298/TTCA](#) - Proposal: Oak (T1) Remove one lateral limb overhanging the crown of the adjacent walnut tree and crown thin 10%. removing the limb is to stop any interference between the oak and the walnut as the oak has grown larger and the walnut has compensated for this by growing very one sided. The crown thin is to reduce the crown density and allow more light and air through to the centre of the crown; Walnut (T2) Reduce lowest large over extended lateral stems by up to 2 Metre. Due to the oak shading the walnut it has grown very one sided and we are concerned about the limbs breaking due to being over extended and would like to reduce these back to reduce the risk of the limbs collapsing due to a hazard beam issue; Holly (T3) Fell to Ground level. The Holly is a poor specimen having previously been shaded by a neighbouring Hazel tree that was competing with the holly for resources. Now with ivy completely enveloping the trunk the owners would like it to be removed - 4 Eversley Close Cottenham CB24 8SG

For information only:

- [S/3672/19/CONDB](#) - Submission of details required by condition 5 (Biodiversity enhancement scheme) of prior approval S/3672/19/PA, Lingwood Farm, Smithy Fen Cottenham
- [20/03460/CONDB](#) - Submission of details required by condition 2 (Biodiversity enhancement report) of prior approval 20/03460/PRI03Q, Lingwood Farm, Smithy Fen Cottenham
- [S/2549/19/NMA3](#) - Non Material amendment of planning permission S/2549/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing) demolition of no. 117 Rampton Road introduction of structural planting and landscaping informal public open space and children's play area surface water flood mitigation and attenuation vehicular access points from Rampton Road and associated ancillary works) amend the road layout to include additional footpaths and parking layout for plots 52-53 amended from frontage to side parking bays, Land To The South West Rampton Road, Cottenham (Redrow)

SCDC – Approved

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

21P/066. Street Trading

The following person has made an application for a street trading licence; we would appreciate your comments by 14th April. If longer is required please contact us via return email. If approval is subject to specific locations, please indicate the locations acceptable.

Name: Gaetano Esposito

Trading Name: Questione di Saporì

Location: Cottenham – near Cottenham Court (roadway to CVC)
Monday: 17:30 – 20:30
Thursday: 17:30 = 20:30

Selling: Hot food – Pizza, Sandwiches and chips

NB: Is this public highway or considered a private road?

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.	Refusal decision imminent
S/4411/19/FL	35 Beach Rd	23/01/2020	Refusal		Occupancy condition on annexe	Refused
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.	Withdrawn
20/04906/OUT	Agricultural Building And Land To The Rear Of 38 Histon Road Cottenham CB24 8UD	7/1/21	Refusal		- Application is contrary to the referendum ready Cottenham Neighbourhood Plan. NB: there is no mention of the Neighbourhood Plan in the design and access statement or rest of the application. - Strong concerns regarding drainage. The run off	

				<p>rate quoted is excessive at 2.1l per second per hectare for water to be permitted to drain into an IDB drain. The applicant hasn't approached the IDB and they would need IDB consent to drain into one of their ditches; the run off would also need to be reduced to 1.1l per second per hectare. NB: The IDB are at the limit of what they can pump in that area. Query why the SCDC Drainage Officer has said the application is acceptable subject to conditions when the run off rates aren't acceptable. The application puts effort into explaining the sewers but not the surface water drainage. There has been severe flooding in the vicinity of the site recently and local knowledge states that the site regularly floods.</p> <ul style="list-style-type: none"> - Road safety/pedestrian safety issues - no pavement provided on the site side of the road. The proposed access could also impede highway visibility for existing adjacent residents. In the event that the application is approved the verge should be upgraded to a full 2m wide pavement as per other developments on Oakington and Rampton Roads. - The site is outside the village framework (contrary to NP policy COH/2-1). - Site is partially in the greenbelt and considered a bit too big to be considered a rural exception site. Currently the need for affordable homes in Cottenham is a negative figure since we have an excess. Noted that under one Local Plan policy (H/11 1c): any proposed development in the Green Belt must not only prove that demand exists but 	
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					<p>also pass a sequential test demonstrating that no other sites exist that would have less impact on the greenbelt.</p> <p>Local reports counter what has been stated in the ecology report and there is an abundance of wildlife on the site.</p> <p>- Roof pitches appear to be too steep in the indicative plans (one reason why the This Land application was refused) but the proposed housing mix is good.</p>	
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