

AGENDA REPORTS PACK

PLANNING COMMITTEE

24th June 2021

21P/092. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held via Zoom on Thursday 6th May 2021 at 7.30pm

Present: Cllrs Loveluck (Chair), Bailey, Collinson, Graves, Henderson, Hewitt, Hutchison and the Clerk

21P/080. Chairman's Introduction and Apologies – This is the last meeting to be held via Zoom! No apologies received.

21P/081. Any Questions from the Public or Press – None present.

21P/082. To accept Declarations of Interest and Dispensations – Cllr Henderson declared an Interest in 21/00957/HFUL and won't take part in discussions or the vote. Cllr Bailey declared an Interest in 21/01240/HFUL and won't take part in discussions or the vote.

21P/083. Minutes – Resolution that the minutes of the Committee meeting held on 22nd April 2021 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Collinson. **RESOLVED.**

21P/084. Planning Applications:

- **21/00957/HFUL** - Erection of a double carriage style garage, Ash Barn, 71a High Street, Cottenham. CPC recommends approval. Proposed Cllr Collinson and seconded by Cllr Loveluck. **APPROVED.**
- **21/01023/OUT** - Outline planning permission for a single storey 'Self Build' dwelling with all matters reserved, Land Adjacent To 15 Orchard Close, Cottenham. Discussions regarding the access which appears to be too narrow. CPC recommends approval subject to access being acceptable to Highways. Proposed Cllr Graves and seconded by Cllr Hewitt. **APPROVED.**
- **21/01068/FUL** - Installation of pumping station and security fencing, and construction of a layby to provide safe parking, Smithy Fen, Land Adjacent To Lockspit Hall Drove, Cottenham. General agreement that the location isn't great. Parking should be within the curtilage of the site; the layby could obstruct vehicles from neighbouring properties. Anglian Water should at least offer to connect other properties in the vicinity to the pumping station. CPC recommends refusal based on the effect of the layby which could obstruct the highway and local farm access. Proposed Cllr Loveluck and seconded by Cllr Hewitt. **REFUSED.** Cllr Bailey left the meeting at 8.07pm.
- **21/01240/HFUL** - Single storey and two storey rear extensions, 4 Curringtons Close, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Hutchison. **APPROVED.**
- **21/01276/S73** - S73 variation of condition 2 (Approved plans) of planning permission S/2702/18/FL (To demolish existing single storey village hall and replace with a new two storey village hall in the same location. Extension to car park and ancillary development) the addition of a new fire access route from the car park to the fire hydrant, King George V Playing Fields, Lambs Lane, Cottenham. Noted that CPC were the applicant. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Hewitt. **APPROVED.**
- **21/1277/S73** - S73 Variation of condition 2 (Approved plans) of planning permission S/2705/18/FL (Reconfiguration of the public play area to allow for the erection of a single storey standalone nursery building with additional car parking and access road modification) the addition of a new fire access route from the car park to the fire

hydrant, King George V Playing Fields, Lambs Lane, Cottenham. Noted that CPC were the applicant. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Collinson. **APPROVED.**

Tree Works

- **21/0506/TTCA** - 1. Elm - very minor pruning to small split branch. 2. Ivy and Hawthorn on left hand side (approx 12ft section up to large Hawthorn) - cut back hard to clear fence line for erection of new boundary close board fence (not inc in price). 3. Corkscrew Willow - remove 1 stem over adjacent garden boundary and crown reduce remaining by approx 3m. 4. Damson - on left hand boundary near to house - reduce upper crown by 2.5m - 3m, 2 Bramley Close Cottenham. Noted.

21P/085. Planning Appeal – consider written response to appeal relating to application S/4207/19/RM (This Land) – Clerk to write to reiterate previous comments. Clerk to respond after the Neighbourhood Plan referendum result is known. Add comment regarding the weight of the Plan.

21P/086. Enforcement – consider updates from Enforcement Officers and additional items for enforcement – Case 5/18 – SCDC to replace padlock. Case 5/19 – close. Case 3/20 – close. Case 8.20 – noted that an excavator had been delivered to the site; Clerk to update SCDC. Case 2/21 – Clerk to chase Deborah Jeakins for an update. Case 1/21 – close.

21P/087. Date of next meeting – 24th June 2021

21P/088. Close of meeting – 8.42pm.

Signed _____ (Chair) Date _____

21P/093. Planning Applications

- [21/02134/HFUL](#) - Single storey front, side and rear extension with new canopy to the existing entrance door, 8 The Rowells, Cottenham
- [21/02158/HFUL](#) - Single storey rear extension and garage to side, 20 Ivatt Street, Cottenham
- [21/0662/TTHR](#) - proposing to remove five 7m sections of hedgerow to facilitate the laying of a new sewer, Land at Setchel Drove And Smithy Fen, Cottenham
- [21/02349/HFUL](#) - First floor rear extension and additional windows to first floor side elevations, 18 Lambs Lane, Cottenham
- [21/2117/FUL](#) - Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings, The Jolly Millers, 73 High Street, Cottenham
- [21/02520/REM](#) - Reserved matters for access, appearance, landscaping, layout and scale following outline planning permission 20/04296/OUT (erection of an agricultural dwelling), Bassenhally Farm, Broad Lane, Cottenham

SCDC – withdrawn

- [21/01634/HFUL](#) - Two storey side extension and single storey rear extension, 11 Mill Field, Cottenham

21P/094. Planning applications

Proposal: Approval of matters reserved in respect of appearance, landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings.

Site address: Land North And East Of Ramphill Farm Rampton Road Cottenham

Reference: 21/01881/REM

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01881/REM>

Layout – Concerns about the amount of non-adoptable highways on the estate. As time goes on these can cause issues. Should be adopted highway. Paperwork not consistent on the type of road surfaces. When there are problems with the roads later on the residents will expect the council to repair and may not be aware. It appears that the permeable roadways are trying to mitigate the run off. If they were hard surfaces they will need to enlarge the ponds considerably. The drainage scheme won't be adequate. At lot of these roads are on the 'wet side' of the estate. Welcome the removal of the row of houses behind existing ones on Rampton Road and pull back from LKW. Need better boundary between Rec and top end houses. Going to be an issue with footballs going into gardens due to proximity to the Rec.

Appearance – contravene's the Cottenham Village Design Statement. Characteristics don't seem to reflect the design. Tile hanging in this area is quite rare. No 'Cottenham arches' incorporated. Contrary to Neighbourhood Plan policy COH/1-5c

Open space – concerns about how much Rec space will get transferred to us. The run-off from the pond in that area is piped to the other side of the estate. If we're going to look to redevelop the rec then we need the max amount of space. The play area could be moved across to our existing area. Doesn't appear that water will ever fill that pond. Need better access through LKW. As part of the tree management plan, need to widen the pathway through LKW to improve their quality.

Access/connectivity – Need to look at connectivity to the Rec and wider village. The cycle path exits onto Rampton Road and there is no way to widen to accommodate both pedestrians and cyclists which will encourage people to get in their cars to do the school run (despite the outline application stating that the existing path would be widened to 3m). A path across the county land to the pavilion would provide a better option. Neighbourhood Plan policy COH/1-5j. The outline application, approved at appeal, suggested there was potential for a shared cycleway footpath from the development, via the recreation ground near the sports pavilion; this has not been followed through in the reserved matters application.

Drainage – on this site there is probably over 50% of the roadways that are designated as permeable which we suspect are not required to be in the run-off calculations. The site would then require double the amount of attenuation currently shows. The use of permeable surfaces is short-term smoke and mirrors - over time this surfacing will cease to be permeable leading to flooding in future years. The scheme as currently shown is inadequate and ponds would need to be twice the proposed size. Both LKW ponds could be made bigger. Concerns that the outfall pipe won't be able to cope with additional water which in turn will seriously affect the Lode.

Environmental – proposing gas heating. Air source heat pumps might be technically viable but the costs are substantially more. Given that gas heating is being phased out in 2025 this is short sighted. The This Land refused decision, currently under appeal, had proposed to use ASHP

An improvement but still significant areas of concern. CPC recommends REFUSAL

Proposal: Approval of matters reserved in respect of appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings.

Site address: Land North And East Of Ramphill Farm Rampton Road Cottenham

Reference: 21/01882/REM

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01882/REM>

AS ABOVE - CPC recommends REFUSAL

Proposal: Single storey rear extension.

Site address: 18 Dunstal Field Cottenham CB24 8UH

Reference: 21/01423/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01423/HFUL>

CPC recommends APPROVAL.

Proposal: Prior approval for Change of Use from Business (Class B1), Hotels (Class C1), Residential Institutions (Class C2/C2A) or Assembly and Leisure (Class D2) to State-Funded School or Registered Nursery.

Site address: Unit B2 Brookfield Business Centre Twentypence Road

Reference: 21/01645/PRI03T

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01645/PRI03T>

Application withdrawn.

Proposal: Creation of a 7m x 5m pond at the T-junction of the corner of the reedy ditch that runs north of Willow Grange Farm and parallel to Chear Lode.

Site address: Farmhouse Willow Grange Ely Road

Reference: 21/01260/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01260/FUL>

CPC recommends APPROVAL

Proposal: Installation of an Air Source Heat Pump at the front of 52 Histon Road

Site address: 52 Histon Road Cottenham CB24 8UD

Reference: 21/01425/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01425/HFUL>

Some concerns regarding the noise. CPC recommends APPROVAL.

Proposal: Two storey front extension to existing dwelling.

Site address: Lake View 2 The Lakes Twentypence Road

Reference: 21/01426/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01426/HFUL>

CPC recommends APPROVAL

Proposal: Change of use of amenity land to residential garden and erection of fence

Site address: 57 Lambs Lane Cottenham CB24 8TB

Reference: 21/01165/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01165/FUL>

Noted that applicant is a Parish Councillor. CPC recommends APPROVAL.

Proposal: Erection of a new dwelling to the rear

Site address: 35 High Street Cottenham CB24 8SA

Reference: 21/01313/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01313/FUL>

Contrary to NP, vistas and views of open countryside. Considerable issues with drainage to properties along that side of the High St. Would change the linear pattern to the High Street. Concerns regarding the materials not being characteristic. Appears contrary to COH/1-5c, d and f. CPC recommends REFUSAL.

Proposal: Change of use from larger double garage and workshop to detached bungalow with 2 bedrooms

Site address: 33 Lambs Lane Cottenham CB24 8TB

Reference: 21/01566/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01566/FUL>

Noted that property belongs to CPC contractor. Objections from neighbour noted. However there is very little of planning consideration. Doesn't appear to be any impingement on light to Number 31. CPC recommends APPROVAL.

Proposal: First floor rear extension

Site address: 73 Pelham Way Cottenham CB24 8TQ

Reference: 21/01629/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01629/HFUL>

CPC recommends APPROVAL

Proposal: Side extension over existing garage, two storey extension to rear side and demolition of existing conservatory.

Site address: 108 High Street Cottenham CB24 8RX

Reference: 21/01641/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01641/HFUL>

CPC recommends approval however a conservation roof light should be fitted to the front elevation.

Proposal: CGM Group T155 Robinia- To fell to ground level
Site address: Cottenham Village College High Street Cottenham
Reference: 21/0567/TTCA
Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/0567/TTCA>
Noted

Proposal: Erection of 2 no. 3 bed bungalows

Site address: Fenleigh Farm Smithy Fen Cottenham
Reference: 21/01484/FUL
Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01484/FUL>
CPC recommend approval.

Proposal: Two storey side extension and single storey rear extension.

Site address: 11 Mill Field Cottenham CB24 8RA
Reference: 21/01634/HFUL
Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01634/HFUL>

Outside the village framework. Concerns regarding the mass and scale of the extensions. Character similarity not retained (contrary to Neighbourhood Plan policy COH/1-4b. Concerns about retention of on-site parking given that the garage access will now be obscured. CPC recommend refusal.

Proposal: First floor extension

Site address: 85 Histon Road Cottenham Cambridge
Reference: 21/02252/PRI01A
Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/02252/PRI01A>

This was refused a much larger, grander extension previously. The new design isn't very pretty but that's not a planning consideration. However they don't conform to policy COH/1-4a of the NP re. alterations and extensions (being responsive to village characteristics – attention to detailing and architectural individuality). There's no hint of the village design statement about it at all. They're not proposing to change the footprint of the building but obviously the height and mass is, although it's not out of scale with surrounding buildings. No traffic management plan – would need to ensure that all construction vehicles park on site. CPC recommends approval subject to conditions of TMP.

Proposal: Submission of details required by condition 9 (PRoW) of permission S/4615/18/OL

Site address: Land To The West Of Cambridge Research Park Beach Drive Landbeach
Reference: S/4615/18/CONDA
Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/S/4615/18/CONDA>

No comments,

Proposal: Conversion of an agricultural building to a 1 No. dwellinghouse including minor extensions, cladding and re-roofing

Site address: Land At The Back Of 144 Histon Road Cottenham
Reference: 21/01987/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01987/FUL>

Clerk has visited this site and you'd struggle to see it from the road. Already has approval for a rather bland barn conversion with no architectural merit. This re-design plans to extend the footprint slightly over an existing concrete apron. It doesn't overlook the neighbouring properties and is quite unobtrusive. It doesn't have a greater impact on the greenbelt than the existing and previously proposed design and doesn't cause greater harm to the greenbelt. CPC recommends APPROVAL.

Description: Refurbishment and alterations to the existing house and erection of rear single storey extension.

Address: 318 High Street Cottenham CB24 8TX

Reference: 21/00958/HFUL

Application has been withdrawn

Proposal: Two storey side extension including a juliet balcony to the rear and front porch following demolition of existing garage.

Site address: 31 Dunstal Field Cottenham Cambridge

Reference: 21/01991/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01991/HFUL>

They're not doing anything that the other neighbouring houses haven't already. It's in proportion and I can't see any issue with it, although Juliet balconies sometimes are a touchy subject. CPC recommend approval.

Proposal: Single storey side and rear extension

Site address: 94 Lambs Lane Cottenham CB24 8TA

Reference: 21/01956/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/01956/HFUL>

Seems to be in proportion with the existing building and tidies up the back of the house. Materials are different to the existing house but so is the existing conservatory which this is largely replacing. CPC recommend approval.

Proposal: Fell because of causing blockage of gutters and soakaways, obstruction to driveway, damage to driveway, too close to property and suffering from ash die back as well as having no amenity value. Gardens have enough trees and more will be planted with landscaping further away from buildings when landscaping completed to wasteland behind next season. Felling will allow clear and better views of eucalyptus further back in sight.

Site address: 73 High Street Cottenham CB24 8SD

Reference: 21/0670/TTCA

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/21/0670/TTCA>

At the time of review there were no plans on the website for this application. Have emailed the officer asking them for the plans and to see if they've visited the site to check that it does have ash dieback and no amenity value. Interesting comment that 'gardens have enough trees'! Noted that there is a separate application to put a new house to the rear of the property. Suspect they want this removed to clear the way. Cllr Bolitho has been asked to do a site visit. Updated 8/6/21 – ash tree

subject to legal action from neighbour (owner). Planning contacted to suggest refusal of the application

Description: Single storey and two storey rear extensions

Address: 4 Curringtons Close Cottenham CB24 8AY

Reference: 21/01240/HFUL

SCDC have approved already.

Description: Change of use from larger double garage and workshop to detached bungalow with 2 bedrooms

Address: 33 Lambs Lane Cottenham CB24 8TB

Reference: 21/01566/FUL

Application has been withdrawn,

21P/095. Toucan crossing

As part of the Redrow development a Toucan crossing has to be installed (Condition 35).

[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 Cambridgeshire \(greatercambridgeplanning.org\)](#)

CPC have already responded to the application. CCC Cllr Gough has requested that we re-look at the suggested location of the crossing. The main issue is that in the proposed location it doesn't cater for pedestrians from the Persimmon estate – they would have to walk towards Rampton to cross safely and then walk back towards Lambs Lane to go to the Primary School for example.

21P/096. Garden land rear of 131 Rampton Road

South Cambridgeshire Council has received an application to purchase a section of our land.

The above property is already private and the rear garden is of a long type. When the house was originally sold off from the council a section at the back was retained by south cambridgeshire district council and leased back to the owners. This licence agreement was placed with a transferable status and has since passed on to a number of new owners. The current owners are looking to purchase this section of land. I have attached all of the relevant documents that this has to help with you all making comment.

Applicants Comments: Claire Weston

Since moving into our property in 2017, we have been keen to purchase the land currently under licence from the Council for use by the property owner. We make full use of the garden on a daily basis and while we instantly adored the garden, this has become invaluable to our family as part of our home. For these reasons we wish to acquire ownership of the land to provide assurance that this space will continue to be available to our family with the security of ownership. This is the priority of our application. Within the licenced area of the garden, we have established perennial and wildflower beds, vegetable patches, a trampoline, a cubby house and a mud kitchen. The licenced area also contains our washing line, bird boxes and feeders, garden seating, compost bin and an A

frame and trampoline left by the previous owners. There is a grassed area for play which we all enjoy. The licenced area of the garden is the majority portion of the garden, which we cherish. When purchasing the property, we were aware of the Red-Row housing development. With building now underway, in place of the unspoilt views to the horizon, we wish to plant native trees to obscure the new houses that will now overlook our garden. Planting trees will provide nature with new habitat and will also contribute towards vital carbon capture. Currently, due to the licence, we are unable to plant trees. Our brick garage cannot be accessed by a car due to a previous owner's extension. It is situated in close proximity to the rear of the house significantly obscuring the garden view. It is mostly used for garden and cycle storage. We would like to demolish the garage and replace it with a shed located within the licenced area of the garden. At present, the licence does not permit any structures to be built within this area. In future, as well as the shed, we wish to add a basic summer house located at the end of the garden to provide an outdoor space for our family and as a recreational space for our children as they grow.

We will be writing a report to go to the directors of housing for a formal decision. I kindly ask that you please reply to me with your comments on this application by 15th July 2021 so that your comments can be included in the report.

A yes decision will be subject to appropriate legal fees, valuation by a RICS registered Surveyor and purchase costs. The value will be based on Section 123 of the Local Government Act 1972, which looks at the Council getting "Best Value" for the land. This is interpreted as being the best price achievable in the open market.

I look forward to receiving your replies.

Many thanks

Patrick Clowery | Land & Contracts Surveyor | Drainage & Roofing

Background info

To whom it may concern.

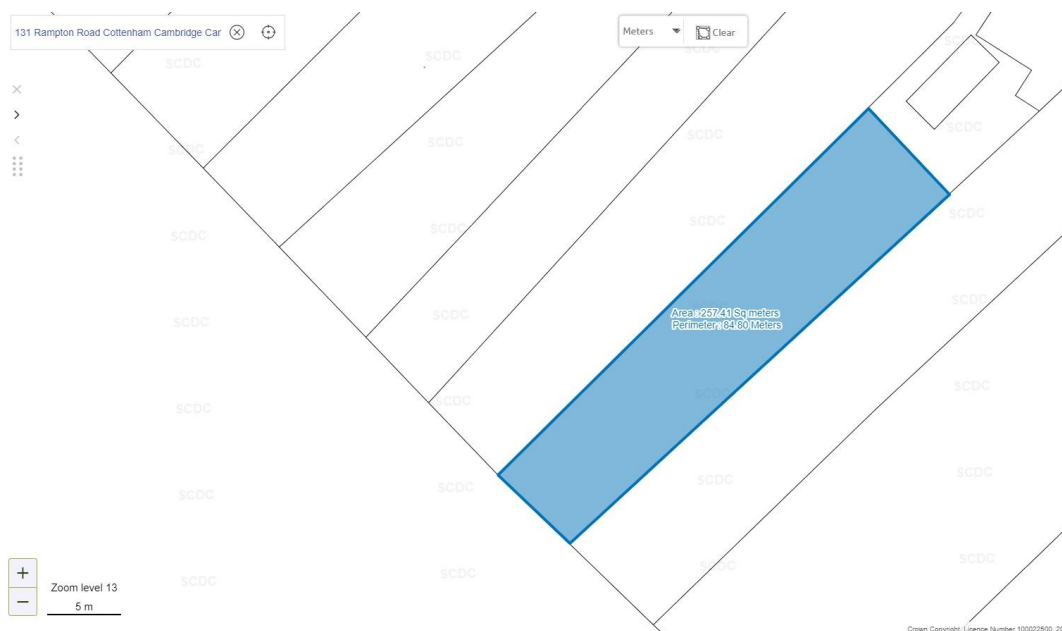
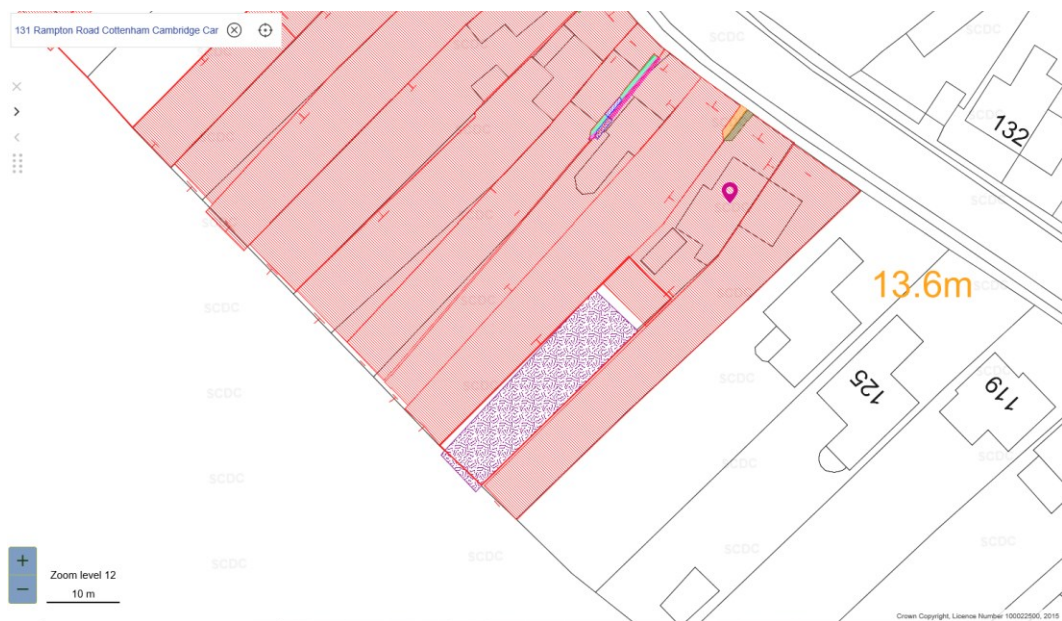
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new habitat and will also contribute towards vital carbon capture. Currently, due to the licence, we are unable to plant trees.

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Kind regards
Claire Weston and Jonathan Faulkner



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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