

**DRAFT Planning Committee Meeting Minutes**

Meeting held in the Lounge, Village Hall, Lambs Lane on Thursday 24<sup>th</sup> June 2021 at 7.30pm

**Present:** Cllrs Bolitho (Chair), Bailey, Collinson, Graves, Henderson and the Clerk

**21P/089. Chairman's Introduction and Apologies** – In light of the Chair being absent, it was agreed that Cllr Bolitho Chair the meeting. Apologies accepted from Cllrs Hewitt (personal), Hutchison (personal) and Loveluck (personal).

**21P/090. Any Questions from the Public or Press** – No public present.

**21P/091. To accept Declarations of Interest and Dispensations** – Cllr Henderson declared an Interest in item 21/2117/FUL and will take no part in discussions or voting.

**21P/092. Minutes** – Resolution that the minutes of the Committee meeting held on 6<sup>th</sup> May 2021 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Bailey. **RESOLVED.**

**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. Noted that the property is owned by a former Cllr. Design considered undistinguished however this is not a material consideration. CPC recommends approval. Proposed Cllr Collinson and seconded by Cllr Henderson. **APPROVED.**
- **21/02158/HFUL** - Single storey rear extension and garage to side, 20 Ivatt Street, Cottenham. CPC recommends approval. Proposed Cllr Graves and seconded by Cllr Henderson. **APPROVED.**
- **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. Still nesting season so nothing should be removed until September. No mention in the application regarding hedge reinstatement. Unable to review ecology report. Removal of the hedge would be a significant loss to habitat and the landscape character of the fen-edge countryside. CPC recommends approval subject to replacement of the hedge with equivalent. Proposed Cllr Collinson and seconded by Cllr Graves. **APPROVED.**
- **21/02349/HFUL** - First floor rear extension and additional windows to first floor side elevations, 18 Lambs Lane, Cottenham. CPC recommends approval. Proposed Cllr Bailey and seconded by Cllr Graves. **APPROVED.**
- **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. Design & Access statement is rather mendacious and there are a number of errors. Not true that the pub isn't needed by the community. The proposed development would change the linear pattern of the High Street. Concerns about the vehicle access arrangements. Incorrect to state that the Neighbourhood Plan hasn't been adopted. Noted that the amenity land for the garden goes over the village framework boundary. Proposals are contrary to Cottenham Neighbourhood Plan policies COH/1-5 c, f, g and h (responsive to village characteristics – building lines; relationship between buildings and car parking; maintenance/creation of vistas between properties; and incorporation of native species trees within gardens). CPC recommends refusal. Proposed Cllr Bolitho and seconded by Cllr Collinson. **REFUSED.**
- **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. Applicants were congratulated on the interesting design and Cllrs appreciated the ecological efforts and provision of a bat brick. CPC recommends approval. Proposed Cllr Graves and seconded by Cllr Bailey. **APPROVED.**

**SCDC – withdrawn**

- **21/01634/HFUL** - Two storey side extension and single storey rear extension, 11 Mill Field, Cottenham

**21P/094. Planning applications** – consider ratification of decisions for the following applications decided under delegated authority:

- **21/01881/REM** - 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, Land North And East Of Ramphill Farm Rampton Road Cottenham. REFUSE
- **21/01882/REM** - 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, Land North And East Of Ramphill Farm Rampton Road Cottenham. REFUSE
- **21/01423/HFUL** - Single storey rear extension, 18 Dunstal Field Cottenham CB24 8UH. APPROVE
  
- **21/01260/FUL** - 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/parallel to Chear Lode, Farmhouse Willow Grange, Ely Road. APPROVE
- **21/01425/HFUL** - Installation of an Air Source Heat Pump at the front of 52 Histon Road, 52 Histon Road Cottenham. APPROVE
- **21/01426/HFUL** - Two storey front extension to existing dwelling, Lake View 2 The Lakes Twentypence Road. APPROVE
- **21/01165/FUL** - Change of use of amenity land to residential garden and erection of fence, 57 Lambs Lane Cottenham. APPROVE.
- **21/01313/FUL** - Erection of a new dwelling to the rear, 35 High Street Cottenham. REFUSE
- **21/01566/FUL** - Change of use from larger double garage and workshop to detached bungalow with 2 bedrooms, 33 Lambs Lane Cottenham. APPROVE (subsequently withdrawn)
- **21/01629/HFUL** - First floor rear extension, 73 Pelham Way Cottenham. APPROVE.
- **21/01641/HFUL** - Side extension over existing garage, two storey extension to rear side and demolition of existing conservatory, 108 High Street Cottenham. APPROVE.
- **21/0567/TTCA** - Robinia- To fell to ground level, Cottenham Village College High Street Cottenham. NOTED
- **21/01484/FUL** - Erection of 2 no. 3 bed bungalows, Fenleigh Farm Smithy Fen Cottenham Reference: 21/01484/FUL. APPROVE
- **21/01634/HFUL** - Two storey side extension and single storey rear extension, 11 Mill Field Cottenham. REFUSE (now withdrawn)
- **21/02252/PRI01A** - First floor extension, 85 Histon Road Cottenham. APPROVE
- **S/4615/18/CONDA** - Submission of details required by condition 9 (PRoW) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach. NO COMMENTS
- **21/01987/FUL** - Conversion of an agricultural building to a 1 No. dwellinghouse including minor extensions, cladding & re-roofing, Land to rear of 144 Histon Road Cottenham. APPROVE
- **21/01991/HFUL** - Two storey side extension including a juliet balcony to the rear and front porch following demolition of existing garage, 31 Dunstal Field Cottenham. APPROVE
- **21/01956/HFUL** - Single storey side and rear extension, 94 Lambs Lane Cottenham. APPROVE
- **21/0679/TTCA** - Fell because of causing blockage of gutters & soakaways, obstruction to driveway, damage to driveway, too close to property & suffering from ash die back as well as having no amenity value. Gardens have enough trees & more will be planted with landscaping further away from buildings when landscaping completed to wasteland behind

next season. Felling will allow clear & better views of eucalyptus further back in sight, The Jolly Millers, 73 High Street Cottenham. REFUSE

- **21/01240/HFUL** - Single storey & two storey rear extensions, 4 Curringtons Close Cottenham. APPROVE

Resolution to ratify decisions for the above applications. Proposed Cllr Graves and seconded by Cllr Henderson **RESOLVED**.

**21P/095. Toucan crossing** – consider further comments regarding the siting of Toucan crossing on Rampton Road as part of the Redrow development – The proposals don't provide a safe route to school for existing residents or those from the Persimmon development. It would also encourage people to cut across the allotments. More thought should be given to how it can create a more joined up plan to benefit a greater number of residents. Should be located closer to Lambs Lane. Clerk to submit further comments.

**21P/096. Garden land rear of 131 Rampton Road** – consider application to purchase a section of SCDC land – No planning objections to the proposal.

**21P/097. Enforcement** – consider updates from Enforcement Officers and additional items – report noted. Clerk to arrange for Enforcement Officer to attend a meeting.

**21P/098. Date of next meeting** – 8<sup>th</sup> July 2021

**21P/099. Close of meeting** – 8.39pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_