

AGENDA REPORTS PACK

PLANNING COMMITTEE

8th July 2021

21P/103. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Lounge, Village Hall, Lambs Lane on Thursday 24th 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 6th 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** – 8th July 2021
- 21P/099. Close of meeting** – 8.39pm.

Signed _____ (Chair) Date _____

21P/104. Planning Applications

- [21/02688/HFUL](#) - Two storey front extension, 28 Kingfisher Way, Cottenham
- [21/02744/HFUL](#) - Replacement Boundary Garden Walls, New Garden Gates & Reduction of Existing Ash Tree, 250 High Street, Cottenham
- [21/02733/HFUL](#) & [21/02734/LBC](#) - Refurbishment and alterations to the existing house and erection of rear single storey extension, 318 High Street Cottenham

Tree Orders

- [21/0743/TTCA](#) - 1. Lime tree to East of cycle shed - CR by up to 2.5m to reduce weight on outlying branches, remove as much mistletoe as possible to lessen the risk of future branch failure. Thin crown by up to 15% to reduce sail area and remove major dead wood. Also remove basal suckers and inspect base of tree for cavities and fungal fruiting bodies. 2a. Laurel screen to rear of cycle shed against boundary wall - consider heavily reducing the crowns of the plants screening the rear of the cycle shed to leave trunks at around 5ft. These should then regrow and would produce a screen again. If regularly pruned they could be kept in check and not allowed to overhang the adjacent property to such a degree. The large Laurel to the west of the cycle shed included, All Saints Church High Street Cottenham
- [21/0762/TTCA](#) – T1 Magnolia Fell; T2 Maple Fell; T3: Maple Fell: T4 Silver Birch: T5 - T17 Leylandii Fell, 129 High Street, Cottenham

SCDC – Withdrawn

- [21/01425/HFUL](#) - Installation of an Air Source Heat Pump at the front of 52 Histon Road, 52 Histon Road, Cottenham

SCDC – For information only

- [S/3703/19/CONDA](#) - Submission of details required by condition 3 (Soft and Hard Landscape), 4 (Tree Protection), 5 (Archaeological Work), 6 (Contamination Land), 7 (Ecological Management Plan), 8 (Noise Assessment Report), 9 (Environmental Management Plan), 10 (Materials), 11 (Foul Water Drainage), 12 (Surface Water Drainage), 13 (Carbon Emissions), 14 (Remediation Method Statement), 15 (Footway Details), 16 (Bike Storage) and 23 (Lighting) of planning permission S/3703/19/FL, Broad Lane Industrial Estate, Unit F2 Broad Lane, Cottenham
- [21/02241/CL2PD](#) - Certificate of lawfulness under S192 for single storey front, side and rear extensions, 85 Histon Road, Cottenham

SCDC – Approvals

- [21/01426/HFUL](#) - Two storey front extension to existing dwelling, Lake View 2 The Lakes, Twentypence Road, Cottenham
- [21/01956/HFUL](#) - Single storey side and rear extension, 94 Lambs Lane, Cottenham

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 – Phoebe Carter (case officer) chased 6/7/21
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 rate quoted is excessive at 2.1l per second per	

				<p>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 also pass a sequential test demonstrating that no 	
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					<p>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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