

AGENDA REPORTS PACK

PLANNING COMMITTEE

19th August 2021

21P/129. Minutes

Draft Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 5th August 2021 at 7.30pm

Present: Cllrs Loveluck (Chair), Bailey, Collinson, Henderson, and the Assistant Clerk

21P/117. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work), Hutchison (holiday), Graves (work) and the Clerk.

21P/118. Any Questions from the Public or Press – None present.

21P/119. To accept Declarations of Interest and Dispensations – None received.

21P/120. Minutes – Resolution that the minutes of the Committee meeting held on 8th July 2021 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Henderson.
RESOLVED.

21P/121. Planning Applications:

- **21/02944/FUL**- Construction of 1 large pond with deep channels at the Western side and 3 smaller ponds at the Eastern end of the site, Old Recreation Ground, Broad Lane, Cottenham. Noted that CPC are the applicants. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Bailey. **APPROVED.**
- **21/0346/HFUL** – First floor rear extension, 28 Margett Street, Cottenham. Noted not in conservation area. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Bailey. **APPROVED.**
- **21/03062/HFUL** - Replacement of existing first floor side extension, 10 Kingfisher Way. CPC recommends approval. Proposed Cllr Henderson and seconded by Cllr Bailey. **APPROVED.**
- **21/03096/HFUL** - Disability adaptation including new carport, new balcony at first floor and internal alterations, 4 The Lakes, Lake House, Twentypence Road, Cottenham. More information needed on permeability of resin gravel, as situated in flood plain. CPC would ask that carers accommodation remains part of main dwelling, not a separate residence, and it is not separately let out or occupied. CPC recommends approval, subject to stipulation that extension is not separately let out or occupied, and more information provided on permeability of resin gravel driveway. Proposed Cllr Collinson and seconded by Cllr Bailey. **APPROVED.**
- **21/03053/FUL** - Creation of 370m of vegetated berm on the southern side of a non-IDB farm drain, Fen End Farm, Oxholme Drove, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Bailey. **APPROVED.**
- **21/03073/FUL** - Demolition of existing studio and construction of 5 bedroom property with amenity space, parking, bin and cycle storage, Land rear of 129 High Street, Cottenham. Drive to side of 129 narrows to the side, not adequate access. Contrary to Local Plan H17 a and b. Infill of back land in conservation area. No reference to NHP. Contrary to NHP policy COH/1-5. Large size relative to plot. Concerns withdrawn application to remove 17 trees shows intent. Tree removal would open up plot. CPC recommends refusal. Proposed Cllr Loveluck and seconded by Cllr Collinson. **REFUSED.** CPC would like the application to be referred to the SCDC Planning Committee.
- **21/03406/PRI03Q** - Prior approval for change of use of agricultural building to 1 No. Dwellinghouse (Class C3), Land To The South-west Of Beach Road, Cottenham. Was never an agricultural building. Appears to be on same footprint, but not enough detail. Situated in open countryside, not linked to agricultural business. Away from amenities,

no footpath contrary to COH/1-5 j of the NHP. CPC recommends refusal. Proposed Cllr Loveluck and seconded by Cllr Henderson. **REFUSED**. CPC would like the application to be referred to the SCDC Planning Committee.

- **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. Noted that this is an identical application to 21/01882/REM. Concerns that not all consultees have commented on both applications. Noted that IDB have stated consent is required to discharge water into ditch, and no detail of proposed outfall. Noted that pavement is now impermeable, and pond size increased accordingly. Concerns over large amount of potentially unadopted roads with ongoing management by management company. Has been failure to deliver maintenance of unadopted roads in other areas of the village. Concerns over lack of footpaths. Some issues raised have been resolved however still concerns over areas of identical houses, fenestration does not reflect Cottenham, and does not reflect Village Design Statement. Use of gas boilers is disappointing. CPC recommends refusal unless issues raised have been satisfactorily resolved. Proposed Cllr Loveluck and seconded by Cllr Collinson. **REFUSED**. Assistant Clerk and Cllr Loveluck to draft response outlining concerns.
- **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. As per 21/01881/REM.

SCDC – For information only

- **21/04408/CONDC** - Submission of details required by condition 4 (Drainage) of prior approval 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham. Noted that Environment Agency have refused.
- **21/03056/CLUED** - Certificate of lawful development for breach of a planning condition under Section 191 of the Town and Country planning Act 1990 in respect of unrestricted occupancy relating to planning permission C/1403/73/D, Foxlands, Long Drove, Cottenham
- **S/2549/19/NMA5** - Non-material amendment on application S/2549/19/RM for amendments to the landscaping plans to incorporate more landscaping, Land Off Rampton Road Cottenham
- **21/03297/CLUED** - Certificate of lawfulness under Section 191 for the use of former barns as 3 No. dwellinghouses (Class C3), Barns 1, 2 And 3, 3 Corbett Street, Cottenham
- **21/03460/CL2PD** - Certificate of lawfulness under S192 for a proposed loft conversion at rear with box dormer, to include 3 no rooflights to front elevation, 3 Woodlark Drive, Cottenham

SCDC – Approvals

- **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

21P/122. Greater Cambridge Biodiversity Supplementary Planning Document deferred to next meeting.

21P/123. Enforcement – Noted not many updates. Case 18/B: ask Clerk to write again.

21P/124. Date of next meeting – 19th August 2021

21P/125. Close of meeting – 9.06pm

21P/121. Planning Applications

- [21/03022/HFUL](#)- Installation of an Air Source Heat Pump - Resubmission of 21/01425/HFUL, 52 Histon Road, Cottenham
- [21/03445/HFUL](#) - Single storey rear extension, 12 Victory Way, Cottenham
- [21/03402/HFUL](#) - Two storey side extension and rear single storey extension. Re-submission 21/01634/HFUL, 11 Mill Field, Cottenham
- [21/03195/HFUL](#) & [21/03496/LBC](#) - Partial demolition of lean-to extension, extensions to existing garage block and conversion into domestic accommodation with link to main dwelling, 28 High Street, Cottenham

Tree Orders

- [21/0910/TTCA](#) - T1 - Yew tree, crown reduce by 2M, 185 High Street, Cottenham

SCDC - For information only

- [S/2549/19/NMA4](#) - Non-material amendment of reserved matters permission S/2549/19/RM for the addition of a medium Garden Pod to plot 9, Land to south west Rampton Road, Cottenham
- [21/03548/CL2PD](#) - Certificate of lawfulness under Section 192 for a proposed loft conversion with roof lights, 7 Sovereign Way, Cottenham
- [S/1225/17/CONDC](#) - Submission of details required by conditions 5 (Surface water drainage) and 6 (Foul water drainage) of planning permission S/1225/17/OL, Land between 117-123 Histon Road, Cottenham

21P/131. Greater Cambridge Biodiversity Supplementary Planning Document

About the Biodiversity Supplementary Planning Document

As a county, Cambridgeshire has well below average tree cover and relatively little land managed for nature. We want to ensure that planning applications of all scales properly consider biodiversity, and how to enhance it, from the start.

Our draft Biodiversity Supplementary Planning Document aims to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity. This sets out how we expect developments to meet the policy requirements for increasing biodiversity, including policies within the 2018 South Cambridgeshire Local Plan and 2018 Cambridge City Local Plan, as well as relevant national legislation. Our aim is to ensure that a minimum of 10% biodiversity net gain is achieved on all projects, and that this will benefit the specific ecology and wildlife of Greater Cambridge.

If adopted, the Biodiversity Supplementary Planning Document will become a material planning consideration in determining planning applications in both Council areas.

About this consultation

We are consulting on the draft Biodiversity Supplementary Planning Document from 9am, 23 July 2021 to 5pm, 17 September 2021.

The following documents are published for this consultation:

- [Draft Biodiversity Supplementary Planning Document](#)
- [Strategic Environmental Assessment and Habitats Regulations Assessment screening report](#)
- [Equalities Impact Assessment](#)
- [Consultation Statement](#)

Please give us your feedback using our [online consultation survey](#).

We will take all comments into account and will update the documents prior to submitting it for formal adoption to elected members at both Councils. We will report on how comments have been taken into account in the Consultation Statement which will be updated and published alongside the final SPD. It is always the substance of comments that is considered, and not who submitted it, but comments need to be relevant to the SPD, so please be specific and stay on topic.

Alongside this consultation, Cambridge City Council are also consulting on its draft Biodiversity Strategy, which sets out how the City plan to manage their own land and services to increase biodiversity. You may also wish to comment on that consultation – please visit the [Cambridge City Council consultations webpage](#).

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.	

				<p>- Strong concerns regarding drainage. The run-off 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> <p>- 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.</p> <p>- The site is outside the village framework (contrary to NP policy COH/2-1).</p> <p>- 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</p>	
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					(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 other sites exist that would have less impact on the greenbelt. Local reports counter what has been stated in the ecology report and there is an abundance of wildlife on the site. - 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.	
21/03073/FUL	Land rear of 129 High Street, Cottenham.	5/8/21	Refusal		Demolition of existing studio and construction of 5 bedroom property with amenity space, parking, bin and cycle storage. Drive to side of 129 narrows to the side, not adequate access. Contrary to Local Plan H17 a and b. Infill of back land in conservation area. No reference to NHP. Contrary to NHP policy COH/1-5. Large size relative to plot. Concerns withdrawn application to remove 17 trees shows intent. Tree removal would open up plot	
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