

### Draft Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 5<sup>th</sup> 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 8<sup>th</sup> 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 Rampthill 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 Rampthill 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** – 19<sup>th</sup> August 2021

**21P/125. Close of meeting** – 9.06pm

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