

AGENDA REPORTS PACK

PLANNING COMMITTEE

7th October 2021

21P/158. Minutes

Draft Planning Committee Meeting minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 23rd September 2021 at 7.30pm

Present: Cllr Collinson, Kidston, Henderson, Bailey, and the Assistant Clerk.

21P/144. Chairman's Introduction and Apologies – As Cllr Loveluck was absent, it was agreed that Cllr Henderson would Chair the meeting. Proposed Cllr Bailey and seconded by Cllr Kidston. **RESOLVED.** Apologies received from Cllr Loveluck, Hutchison, Graves, Bolitho, and the Clerk.

21P/145. Any Questions from the Public or Press- None present.

21P/146. To accept Declarations of Interest and Dispensations None received.

21P/147. Minutes – Resolution that the minutes of the Committee meeting held on 9th September 2021 be signed as a correct record. Proposed Cllr Bailey and seconded by Cllr Collinson. **RESOLVED.**

21P/148. Planning Applications:

- **21/03737/FUL** – Change of use from a permanent mixed agricultural, B8 (storage and distribution) use, B2 (general industrial) use, and a vehicle panel beating use (sui generis) to a Class B2 (general industrial) use, Class B8 (storage and distribution) and vehicle/equipment storage use (sui generis), Land At Foxlands Long Drove, Cottenham. Not a big change from current usage, have removed panel beating from the plans which will reduce noise. No mention of NHP. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Collinson. **APPROVED.**
- **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. Committee expressed concern over two identical applications, with some comments appearing on only one of the applications. Noted that Highways concerns regarding parking have not been addressed. CPC support comments raised by the IDB and recommend these be resolved upfront rather than rely on planning conditions. CPC also have concerns over viability of management company to manage the SUDS. CPC supports the outstanding concerns from Highways. CPC recommend refusal unless these issues are resolved. Proposed Cllr Henderson and seconded by Cllr Bailey. **REFUSED.**
- **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. Same comments as above.
- **S/1617/19/VC** - Variation of conditions 31 (Rampton Road and Oakington Road roundabout improvements), 32 (Footway/Cycleway from site entrance to existing footway), 33 (Widening of footway/cycleway to junction with Rampton Road), 34 (Widening of Rampton Road footway) and 35 (Bus Stop Improvement) of planning permission S/1606/16/OL, Land At Oakington Road, Cottenham. Noted now one line of traffic on the roundabout, reduces impact on Alms houses No dates for condition 33 or 34 so difficult to comment, but appreciate they cannot be provided currently. Noted no dipped curb/ flattened splitter island on N/W side, would like to see dropped curbs on all three islands to allow for safe crossing to school. Resolution to provide these comments. Proposed Cllr Kidston and seconded by Cllr Bailey. **RESOLVED.**

Tree Orders

- **21/1174/TTCA** - The yew T1 should be removed within the next 2 years. The yew T1 is located in a confined space that will constrain future growth but significant further growth is quite possible should roots find favourable rooting conditions. The tree removal is for mortgage purposes, 58A High Street, Cottenham. CPC appreciate full detail provided and show no objection to the removal.

For information only:

- **20/04408/CONDD** - Submission of details required by conditions 12 (Contamination) and 13 (Verification Report) of 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham. Noted. Assurance needed that suitably insured asbestos removal company is used.

Withdrawn

- **21/00417/FUL** - Siting of a semi-permanent seasonal sperry tent for weddings and events, erection of a timber pergoda, change of use of paddock land for wedding use, constuction of 2 no. service buildings, change of use of building to ceremony hall, siting of 2 no. shepherds huts, conversion of building to holiday let, car parking and soft landscaping - Resubmission of 20/04109/FUL, Willow Grange Farm, Ely Road, Chittering. Noted.

21P/149. Consultation – consider response to consultation on the Oxford Cambridge Arc. Noted no electrification of the line. Cllr Henderson to write a response, to be agreed at the next planning meeting.

21P/150. SCDC Street Trading policy – consider response to SCDC resolution to amend Street Trading policy. Change of policy will not affect Cottenham, as already a consent village. Clerk to respond with details of the kebab van.

21P/151. Tree Preservation Orders – consider works to trees at The Pond (which are protected by a TPO). Resolution to carry out work as requested. Proposed Cllr Collinson and seconded by Cllr Kidston. **RESOLVED**. Clerk to obtain quotes and apply for tree order for works.

21P/152. Enforcement – consider updates from Enforcement Officers and additional items. No further updates. Liz Watts to attend next Full council meeting.

21P/153. Date of next meeting – 7th October 2021

21P/154. Close of meeting- 8.45pm.

21P/159. Planning Applications

- [21/04142/HFUL](#) – Two storey side extension and single storey rear extension, 47 Victory Way, Cottenham
- [21/04129/HFUL](#) - Garage extension and conversion to form new Annexe, 38 Histon Road, Cottenham
- [21/03788/OUT](#) - Outline planning for the erection of an agricultural dwelling with all matters reserved, Merton Hall, Smithy Fen, Cottenham
- [21/04208/S73](#) - Variation of condition 1 (approved plans) of planning permission 21/02520/REM (Reserved matters for access, appearance, landscaping, layout and scale following outline planning permission 20/04296/OUT (erection of an agricultural dwelling)) to include a porch, bay French door and covered plant area for the ground source heat pump, Bassenhally Farm, Broad Lane, Cottenham

Tree Orders

- [21/1094/TTCA](#) - G1 Row of Hawthorn and Ash. The roadside trees in the field opposite the whole row of houses are to be reduced back to the field boundary by 2m and reduce branches from the phone line to give a clearance of 1m. (Amended), Land at Church Lane, Cottenham

SCDC Decisions - Approved

- [21/01421/FUL](#) - Installation of an Air Source Heat Pump, 52 Histon Road, Cottenham

21P/160. Consultation

Dear Parish Council,

I am sure that you are aware that the Government is currently running a consultation on the Oxford Cambridge Arc. South Cambridgeshire District Council will, of course, be responding to this and part of our focus is likely to be around the environmental impact of the Arc but also on the opportunities for doubling nature and for reducing carbon emissions.

I would like to encourage all of the parish councils in the district to also respond to the consultation on their own behalf so that government has some awareness of the impact of this proposal on rural areas and rural communities such as ours.

The link is <https://www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc> and the consultation runs until 12th October.

The Infrastructure Workshops we are running on 4th and 11th October will of course include information on E-W rail, and may be helpful for you in terms of finalising your individual responses.
Yours sincerely,

Cllr Bridget Smith The Leader, South Cambridgeshire District Council

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
20/04906/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 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	

				<p>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 other sites exist that would have less impact on the greenbelt. Local reports counter what has been stated in 	
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					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	
21/03406/PRI03Q	Land To The South-west Of Beach Road, Cottenham	5/8/21	Refusal		Prior approval for change of use of agricultural building to 1 No. Dwellinghouse (Class C3). 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.	