

AGENDA REPORTS PACK

PLANNING COMMITTEE

4th November 2021

21P/175. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 21st October 2021 at 7.30pm

Present: Cllrs Collinson, Henderson, Hewitt, Hutchison, Jones and the Clerk

21P/164. Chairman's Introduction and Apologies – In the absence of Cllr Loveluck, Cllr Hewitt chaired the meeting. Apologies accepted from Cllrs Bailey (personal), Bolitho (personal), Graves (personal), Kidston (holiday) and Loveluck (personal).

21P/165. Any Questions from the Public or Press – None present.

21P/166. To accept Declarations of Interest and Dispensations – Cllr Collinson declared an Interest in application 21/04465/HFUL and 21/04449/HFUL and will take no part in the vote.

21P/167. Minutes – Resolution that the minutes of the Committee meeting held on 7th October 2021 be signed as a correct record. Proposed Cllr Hewitt and seconded by Cllr Collinson.

21P/168. Planning Applications:

- **21/04465/HFUL** - First floor rear extension, 11 Histon Road, Cottenham. Noted that Neighbourhood Plan is valid, contrary to description in the application. CPC recommends approval. Proposed Cllr Hutchison and seconded by Cllr Hewitt.
- **21/04449/HFUL** – New open carport with workshop/shed behind, 11 Histon Road, Cottenham. Considered a great improvement. CPC recommends approval. Proposed Cllr Hutchison and seconded by Cllr Jones. **APPROVED.**

For information only:

- **S/2549/19/NMA6** - Non-material amendment of reserved matters permission S/2549/19/RM for alterations to approved Garden Pod to plot 9, Land To The South West Rampton Road Cottenham
- **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
- **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
- **S/2549/19/NMA7** - Non-material amendment of planning permission S/2549/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing) demolition of no. 117 Rampton Road introduction of structural planting and landscaping informal public open space and children's play area surface water flood mitigation and attenuation vehicular access points from Rampton Road and associated ancillary works.) to amend brick types from Buff brick to Marlborough Stock Red brick on plots 54-57, Land Off Rampton Road, Cottenham

- **20/04408/CONDE** - Submission of details required by condition 4 (Surface Water and Foul Water) of planning permission 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham
- **20/04408/CONDF** - Submission of details required by condition 11 (Traffic Management Plan) of planning permission 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham. Noted that the applicant is already in breach of the application and not complying with the proposals in the application.

Tree Orders

- **21/1332/TTCA** 1. Field Maple - crown thin 30% to allow greater light penetration into garden. 2. Walnut - crown thin 20% to allow greater light penetration into garden. 3. Bay - crown reduce height by half and sides by up to 0.5m to contain crown and tidy. 6 Lambs Lane, Cottenham. No objection – sensible maintenance.

Withdrawn

- **20/04408/CONDA** - Submission of details required by condition 11 (Traffic Management Plan) of prior approval 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham

SCDC Decisions - Approved

- **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 and parallel to Chear Lode, Farmhouse Willow Grange, Ely Road, Cottenham

21P/169. Enforcement – consider updates from Enforcement Officers and additional items – Report noted. 11/18B – Clerk to follow up. 3/19B – closed however we remain concerned that it will set a precedent. Clerk to respond to Liz Watts accordingly. 6/16B – request update from SCDC.

21P/170. Date of next meeting – 4th November 2021

21P/171. Close of meeting – 7.52pm.

Signed _____ (Chair) Date _____

21P/176. Planning Applications

- [21/0463/HFUL](#) - Rear Extensions, New Porch & Render of Existing External Walls, 271 High Street, Cottenham
- [21/04555/HFUL](#) – two story extension to the side, conversation of the garage, and extending the existing single storey extension to the rear - 5 Goldfinch Drive, Cottenham
- [21/04451/FUL](#) - Installation of new fire escape staircase - 212 High Street, Cottenham
- [21/04549/FUL](#) - Construction of a replacement dwelling - 85 Histon Road Cottenham

Tree orders

- [21/1367/TTCA](#) - Tree 1: Wild Cherry - Prune to shape, so as branches do not touch house or obscure road sign and driveway - reduction from current height of 6 metres to height of 4.5 metres (25% =1.5 metre cut back) Tree 2: Walnut - Remove branches overhanging Shed/Pool House - reduce back by 1 metre Tree 3: Hazel - Reduce crown by 2.5 metres to allow light to rear neighbours garden Tree 4: Crab Apple - Reduce crown by 1.5 metres Tree 5: Eucalyptus - reduce crown by 6 metres - 259 High Street Cottenham

For information only:

- [21/02520/19/CONDA](#) - Submission of details required by conditions 2 (External Materials) of planning permission 21/02520/REM, Bassenhally Farm, Broad Lane, Cottenham

SCDC Decisions - Approved

- [21/01023/OUT](#) - Outline planning permission for a single storey 'Self Build' dwelling with all matters reserved, Land north west of 15 Orchard Close, Cottenham

21P/177. SCDC Planning Committee

Notification of Public Speaking

Reference: 21/01881/REM

Proposal: 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. Site address: Land North And East Of Ramphill Farm Rampton Road Cottenham Cambridgeshire

Why you have received this letter

I am writing to you in relation to the above application for planning permission, which will be considered by the South Cambridgeshire District Council Planning Committee on 10th November 2021. The Planning Committee meeting will begin at 10.30am with Members of the Committee attending the meeting in Committee Rooms 1&2 at The Guildhall, Cambridge, and public speakers for individual items attending the Committee Rooms. Online attendance may be possible but cannot be guaranteed. Subsequently, please assume that public speaking will have to take place in person unless informed otherwise.

As you have made a written representation relating to the planning application, the Council has a policy which enables you to speak and/or present your views at the meeting.

To be eligible to speak at the meeting you must have registered with the Democratic Services Officer by no later than 4.00pm two working days before the meeting.

Please be aware that the meeting will be livestreamed and recorded.

Public representations may be made either by a request to speak or by submitting a written representation. Copies of such representations submitted by the deadline will be circulated to committee members, relevant Council officers, and interested parties such as the applicant or an objector who has registered to speak, and published on the Council's website as part of the application file. For the avoidance of doubt, it is not permissible to make written representations and to also register to speak at the meeting.

If you intend to refer to visual material, please submit electronic copies no later than 4pm two clear working days before the meeting. Please be aware that any visual material will need to be verified in advance by the Council to ensure it is suitable and has already been in the public domain as part of the online planning file.

You can register to speak and receive instructions on how to join the meeting by telephoning Democratic Services on 03450 450 500 or by emailing democratic.services@scambs.gov.uk. Please also submit any statements, written representations and visual material to this email address by the deadline above.

The meeting will be livestreamed so you will be able to view the proceedings even if you do not wish to speak. A link to the live stream event will be available on the Council's website.

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.	
21/04129/HFUL	Garage extension and conversion to form new Annexe, 38 Histon Road, Cottenham.	7/10/21	Refusal		Doesn't adhere to NP policy COH/1-4. Concerns that the annexe would block light to the main house. No information provided regarding the need for the annexe and no design and access statement provided. Very poorly positioned in relation to the main house and overlooking within the plot. Condition that annexe use is tied to the main house.	