

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 4th November 2021 at 7.30pm

Present: Cllrs Loveluck (Chair), Collinson, Graves, Henderson, Hutchison, Kidston, Jones and the Clerk

In attendance: 1 member of the public

21P/172. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (work) and Hewitt (work).

21P/173. Any Questions from the Public or Press – Standing Orders suspended 7.31pm. Resident attending re. application 21/0463/HFUL (applicant). Standing Orders reinstated. 7.32pm. Cllr Bailey arrived 7.32pm.

21P/174. To accept Declarations of Interest and Dispensations – Cllr Hutchison declared an Interest in 21/04549/FUL and will take no part in discussions or vote.

21P/175. Minutes – Resolution that the minutes of the Committee meeting held on 21st October 2021 be signed as a correct record. Proposed Cllr Collinson and seconded by Cllr Hutchison.

RESOLVED.

21P/176. Planning Applications:

- **21/0463/HFUL** - Rear Extensions, New Porch & Render of Existing External Walls, 271 High Street, Cottenham. Appropriate to plot size, subservient and can't see the extension from the road. Overall an improvement to the existing building. Concerns raised that the render might be too bright but it was confirmed that it will be off-white. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Hutchison. **APPROVED.**
- **21/04555/HFUL** – two story extension to the side, conversion of the garage, and extending the existing single storey extension to the rear - 5 Goldfinch Drive, Cottenham. CPC recommends approval. Proposed Cllr Hutchison and seconded by Cllr Kidston. **APPROVED.**
- **21/04451/FUL** - Installation of new fire escape staircase - 212 High Street, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Kidston. **APPROVED.**
- **21/04549/FUL** - Construction of a replacement dwelling - 85 Histon Road Cottenham. Site is outside the village framework and in the greenbelt; Neighbourhood Plan (no mention made in the application) will only support proposals outside the framework where they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, or where they otherwise would accord with national or local planning policies. Proposal is on an entirely new footprint and materially different to the existing bungalow which constitutes inappropriate development in the greenbelt (contrary to LP policy S/4). Furthermore the SCDC Local Plan (2018) Policy H/14 (1) (d) only permits one-for-one replacement dwellings outside village framework boundaries in the Green Belt in accordance with the NPPF. Mention of the existing prior development consent is therefore a red herring since this is an entirely different building. IDB consent is required and there is no drainage scheme with the application; the existing pumping station is known to be unable to cope. Application is contrary to Neighbourhood Plan COH/1-5c (be responsive to village characteristics – plot widths/proportions); COH/2-1 (development framework); CPC recommends refusal. Proposed Cllr Graves and seconded by Cllr Collinson. **REFUSED.** If officer minded to approve we would like the application to go to Committee.

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. Noted.

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 – consider attendance at SCDC Planning Committee on 10th November re. Tilia Homes reserved matters application – Discussion regarding the state of the application and improvements that have been made since our original objections. Reasonably satisfied with progress and material considerations covered off. Noted that IDB consent has now been obtained. Long term SUDS management still a concern; any scheme is only as good as its maintenance. Resolution for Cllr Loveluck to provide written submission to raise the SUDS issue via SCDC Cllr Gough. Proposed Cllr Loveluck and seconded by Cllr Graves. **RESOLVED**. Resident left the meeting at 8.16pm.

21P/178. Enforcement – consider updates from Enforcement Officers and additional items – Report noted. Case 11/18B – works now expected Jan/Feb 2022. Case 8/20A – residents have left the site; Clerk to update SCDC. Noted that lights have been left on which is causing problems with light pollution to neighbouring properties; Clerk to contact environmental health. Case 5/19B – close.

21P/179. Date of next meeting – 18th November 2021

21P/180. Close of meeting – 8.22pm.

Signed _____ (Chair) Date _____