

## Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 18<sup>th</sup> November 2021 at 7.30pm

**In attendance:** Cllrs Loveluck (Chair), Bailey, Graves, Henderson, Hutchison, Jones, Kidston and the Clerk

**Present:** 1 member of the public

**21P/181. Chairman's Introduction and Apologies** – Apologies accepted from Cllrs Bolitho (work), Collinson (sick) and Hewitt (personal).

**21P/182. Any Questions from the Public or Press** – Standing orders suspended 7.33pm. Resident spoke regarding application 21/04663/FUL. Wants to retire and the studio isn't paying its way. Have a large family so the building would be used as an annexe/additional rooms for people staying.

**21P/183. To accept Declarations of Interest and Dispensations** – Cllr Henderson declared an interest in items 21/04663/FUL and 21P/186 and will take no part in the discussion or vote.

**21P/184. Minutes** – Resolution that the minutes of the Committee meeting held on 4<sup>th</sup> November 2021 be signed as a correct record. Proposed Cllr Hutchison and seconded by Cllr Kidston.

**RESOLVED.**

**21P/185. Planning Applications:**

- **21/04580/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) - resubmission of 21/03736/FUL, Foxlands, Long Drove, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Kidston. **APPROVED.**
- **21/04663/FUL** - Change of use of Garden Studio from commercial to residential as part of the main house together with the insertion of 2 No. windows, 32 Histon Road, Cottenham. Item brought forward for the benefit of resident. No significant changes but need to ensure that it is properly insulated. Recommend condition that it is used for family only and not as a separate dwelling. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Graves. **APPROVED.** Resident left the building at 7.40pm.
- **21/04651/FUL** - Demolition of remaining outbuildings and removal of slabs and walls of collapsed structures and occupied static caravan, and erection of 2 dwellings with parking, access and landscaping, Land to the west of Lost Acres, Twentypence Road, Cottenham. Noted that location stated in the application is incorrect; it is Haelan Feld and is mendacious by attributing itself to the neighbouring Lost Acres. Furthermore the village is Cottenham and not Cottingham as described in the design and access statement. Development is outside of the village framework and not supported by our Neighbourhood Plan. Not greenbelt or brownfield as stated in the application, neither has it been occupied for a number of years as claimed. The proposed designs show no Cottenham characteristics. Application is contrary to the Neighbourhood Plan COH/1-5 (village character – new build: proposals for new buildings will be supported where they would retain, or where practicable enrich, the character of the neighbourhood area as appropriate to the location and scale) a (incorporate measures to conserve the 'fen edge' landscape character of Cottenham), c (be responsive to village characteristics, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing) and j (be within easy walking distance of the village centre); COH/2-3 (use of brownfield sites for housing) and COH/2-1 (development framework) – development proposals outside the development framework will be supported where they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, or where they otherwise accord with national local planning policies. Furthermore the AECOM housing needs assessment undertaken as part of the Neighbourhood Plan (see section 5.20 of the Plan) states that all

needs for additional housing in Cottenham has been exceeded and no further housing is needed. CPC recommends refusal. Proposed Cllr Loveluck and seconded by Cllr Graves.

**REFUSED.** If Officer minded to approve then we would like this application to go to Committee.

- **21/04652/HFUL** - Two storey side and ground floor rear infill extensions, 101 Rooks Street, Cottenham. Concern raised regarding lack of parking; should be parking for 2 vehicles on site; the carport isn't big enough to fit 2 cars whereas the current driveway can fit 2 vehicles. No design and access statement submitted despite being in a conservation area and double the size of the building. Concerns about boundary treatment and removal of hedge (no separate planning application submitted as yet). Extensions aren't subservient to the original dwelling. Contrary to the Neighbourhood Plan policies COH/1-4 (village character – alterations and extensions) a (being responsive to village characteristics, in particular plot proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing and architectural individuality) and c (retaining or increasing on-site parking to reduce the need for roadside parking). CPC recommends refusal. Proposed Cllr Hutchison and seconded by Cllr Kidston. **REFUSED.**
- **21/04765/HFUL** - Single storey rear extension, 57 Victory Way, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Graves. **APPROVED.**
- **CCC/21/230/VAR** - Section 73 application to continue development without compliance with Condition 2: approved plans of S/002226/08/CW to allow development and operation of a new biofilter and exhaust fan and stack upgrade, IVC, Waterbeach Waste Management Park, Ely Road, Waterbeach. General concerns raised that they aren't adhering to environmental conditions and are in breach. No comments on the application.

#### Tree orders

- **21/1445/TTCA** - 1. Large Ash tree in rear garden - Dying back on right/ rear when viewed from house, also random throughout much of remaining crown - crown reduce by appx 4.5m all over crown including the height, 3 Cross Keys Court, Cottenham. Application noted.
- **21/1477/TTCA** - Tree no. 1 Alder Crown Lift - metres above ground level in car park - ornamental alder - proposed crown lifting, to remove one smaller branch that is growing out and across larger branches and to remove low hanging branches overhanging the car park next door. This is to prevent damage to the tree when, for example a Luton size van reverses up to the boundary wall. Also the removal of smaller dead and dying branches. Tree no. 2 Sycamore - Crown lift to 3.5 metres above ground level - this is self-seeded, we did not plant it and it's currently a "pyramid" shape. In addition proposed crown reduction to reduce the overall height from approximately 9 or 10 metres to achieve and maintain an approximate height of 6 or 7 metres to allow sunshine and daylight into our garden and neighbours' gardens. Also crown lifting of lower branch that is growing through our apple tree and lower branches that are over-hanging and shading our neighbour's garden, and to encourage an "umbrella" shape. Tree no. 3 - Walnut - Crown lift to a height of 2 metres above ground level - this is also self-seeded, we did not plant it. Proposed crown reduction to reduce the overall maximum height including new growth from approximately 6 or 7 metres to achieve, maintain and control at an approximate height of 4 or 5 metres to keep the tree (and roots?) away from our house and allow daylight into the house. Also crown lifting to allow sunshine and daylight to our plants under the tree, 232 High Street, Cottenham. Application noted.
- **21/1491/TTCA** - Prunus Briliana (T1-T7) - Reduce crowns by 2M; Prunus Briliana (T8) - Pollard at 2M; Prunus Briliana (T9,T10,T12,T14 - Pollard at 3M; Ash (T11) - Fell and poison; Elder (T13) - Fell and poison, 315 High Street, Cottenham. Application noted – sensible maintenance.

**SCDC Decisions - Approved**

- **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

- 21P/186. SCDC Planning Committee** – review applications submitted to SCDC Planning Committee (appendix 1) – 21/02117/FUL – concerns that the parking and garden are outside of the village framework. The AECOM housing needs assessment undertaken as part of the Neighbourhood Plan (see section 5.20 of the Plan) states that all needs for additional housing in Cottenham has been exceeded and no further housing is needed. Resolution for Cllr Loveluck to attend SCDC Planning Committee meeting when scheduled. Proposed Cllr Graves and seconded by Cllr Kidston. **RESOLVED.** A village of this size should be able to sustain the pub. Cllr Bailey to look into viability and report back. 21/03073/FUL – additional comments (in reports pack) to Officer noted.
- 21P/187. Enforcement** – consider updates from Enforcement Officers and additional items – Report noted.
- 21P/188. Date of next meeting** – 16<sup>th</sup> December 2021 (apologies from Cllr Loveluck)
- 21P/189. Close of meeting** - 8.26pm.

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