

AGENDA REPORTS PACK

PLANNING COMMITTEE

17th February 2022

22P/013. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 20th January 2022 at 7.30pm

Present: Cllrs Loveluck (Chair), Bolitho, Collinson, Graves, Henderson and the Clerk.

22P/001. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bailey (sick), Hutchison (work), Jones (personal), Kidston (holiday)

22P/002. Any Questions from the Public or Press – none present.

22P/003. To accept Declarations of Interest and Dispensations – none received.

22P/004. Minutes – Resolution that the minutes of the Committee meeting held on 16th December 2021 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Collinson. **RESOLVED.**

22P/005. Planning Applications:

- **21/05323/HFUL** – Demolition of existing outhouse/kitchen, construction of new single storey extension, 58 Lambs Lane, Cottenham. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Graves. **APPROVED.**
- **21/05230/FUL** - Construction of temporary and permanent culverting, hedgerow removal, upgrade to existing access, creation of a temporary access and associated works to facilitate access to the sewerage pumping station, Land Off Lockspit Hall Drove, Cottenham. Highway objection noted. Access is poorly located, being on the corner. Don't like removal of the hedge and important that it is suitably replaced. CPC recommends approval subject to condition of suitable hedge replacement. Proposed Cllr Graves and seconded by Cllr Collinson. **APPROVED.**
- **21/05028/HFUL** - Single storey side extension, 1 The Lakes, Twentypence Road, Cottenham (AMENDMENT). No comment, just technical detail).
- **21/05340/S106A** - Modification of planning obligations contained in a Section 106 Agreement dated 9th August 2017 made between Norman Robert Gautrey, Owen William Clarke, Linda Ann Mynott, Martin Paul Gautrey, Doris Lilian Gautrey (1) Vera Margaret Norman (2) Gladman Developments Limited (3) South Cambridgeshire District Council (4) relating to Land at Rampton Road, Cottenham, Cambridge (Affordable Housing Obligations only) Planning Ref: S/2413/17/OL, Land Off Rampton Road, Cottenham. Concerns raised that this could lead to a reduction in affordable homes on the site; important that the properties are retained as affordable. Three months doesn't seem long enough to market the homes. Not totally clear of the implications. Item deferred. Clerk to obtain more information and bring to full council if necessary.

Tree orders

- **22/0015/TTCA** - T1 Bramley Apple tree - Carry out general prune and shape, equating to an overall reduction of regrowth by 1.0 metre, 318 High Street, Cottenham. Noted.
- **22/0023/TTCA** - T1 Previously pollarded Willow ~ As this is a too large specimen for a small garden, which is lifting block paving, it is recommended that it be removed, 12 Denmark Road, Cottenham. Noted that application belongs to a Councillor. Would like replacement tree planting if possible.
- **22/0043/TTCA** - 2no pollarded Lime trees to left hand side of entrance gateway - fell and grind stump. (marked red on plan); Pollarded Sycamore on left hand side of drive -

fell and grind stump. (marked black on plan), 48 High Street, Cottenham. These trees have high amenity value in that part of the High Street. No reason for removal given and particularly concerned about the limes. Few trees in that part of the High Street and don't wish to lose any more. Clerk to write objection.

For information only:

- **S/2876/16/CONDB** - Submission of details required by condition 28 (Energy Statement) of outline planning permission S/2876/16/OL, Land North East Of Rampton Road, Cottenham
- **S/2876/16/CONDC** - Submission of details required by condition 19 (Site Investigation) of outline, Land North East of Rampton Road, Cottenham
- **S/4615/18/CONDC** - Submission of details required by conditions 11 (Surface Water Drainage), 12 (Foul Water Drainage) and 15 (Fire Hydrants) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach
- **S/4615/18/CONDE** - Submission of details required by conditions 13 (CEMP) and 14 (LEMP) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach
- **S/4615/18/CONDF** - Submission of details required by conditions 16 (Detail Waste Management and Minimisation Plan), 23 (Air Quality Assessment) and 24 (Low Emissions Strategy) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach
- **S/4615/18/CONDD** - Submission of details required by conditions 18, 19 and 20 (Hard and Soft Landscaping) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach
- **S/4615/18/CONDB** - Submission of details required by conditions 6 (Transport Assessment), 7 (Travel Plan), 8 (Parking Layout Plan) and 17 (Traffic Management Plan) of permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach
- **S/4615/18/CONDG** - Submission of details required by condition 21 (Land Contamination) of planning permission S/4615/18/OL, Land To The West Of Cambridge Research Park Beach Drive Landbeach

22P/006. Trees – consider report on discussion with John Cornell (SCDC) regarding trees – Cllr Bolitho outlined the issues re. the number of mature trees being lost in the village, often without good reason. Would like to Resolution for Cllr Bolitho to contact SCDC regarding removal of trees. Proposed Cllr Loveluck and seconded by Cllr Collinson. **RESOLVED.**

22P/007. Enforcement – consider updates from Enforcement Officers and additional items – Report noted. Case 9/19B – Clerk has asked Case 8/20 – lights still on and work being undertaken at weekends; Clerk to contact Enforcement. Case 2/21 – close. New 1/22 – street trading issues have been raised with SCDC Licensing. Appendix: remove 129 High Street and Jolly Millers.

22P/008. Date of next meeting – 17th February 2022

22P/009. Close of meeting – 8.37pm.

Signed _____ (Chair) Date _____

22P/014. Planning Applications

- [21/05624/RM](#) – Reserved Matters application (Access from Beech Road, Appearance, Landscaping, Layout and Scale) for the erection of 8,400m² of mixed offices, research and development, light industrial, general industrial, storage and distribution, pursuant to outline planning consent S/4615/18/OL, Plot 5000, Cambridge Research Park, Beach Drive, Waterbeach
- [21/05603/FUL](#) - Change of use of existing buildings to provide a venue for weddings and events, conversion of existing buildings to provide 3no. residential holiday accommodation units, and provision of a farm and events office/reception, with associated car parking and soft landscaping, Farmhouse, Willow Grange, Ely Road, Chittering
- [20/05121/FUL](#) - Erection of a chalet style 2-3 bedroom dwelling and associated parking, Land at 9 Church Close, Cottenham
- [22/00184/HFUL](#) - Single storey rear extension, dormer to the rear roof. Alterations to rear fenestration and minor internal alterations, 69 Rooks Street, Cottenham
- [22/00181/LBC](#) - Refurbishment of barn roof to existing specification, 307 High Street, Cottenham
- [22/00205/FUL](#) - Change of use to Class C3 (Residential) from Class C2 (Hospice)., 197 High Street, Cottenham

Tree orders

- [22/0045/TTCA](#) - T1, T2, T3 Large Conifer Trees to be removed as blocking sunlight into Properties. Possibly Dangerous very tall near buildings. blocking sunlight to a garden with several trees been planted, 3 Elm Barns, Cottenham
- [22/0085/TTCA](#) - T001 - Fell due to decay of the lower stem causing risk of breakage or failure of tree, 185 High Street, Cottenham
- [22/0154/TTCA](#) - Liquidamber (T1) - Crown reduce by 2m; Copper Beech (T2) - Crown reduce by 1.5 to 2m; Norway Maple (T3) - Crown reduce to 2m; Silver Birch (T4) – Fell; Crack Willow (T5) - Pollard at 7m high, as illustrated in the attached photo, 350 High Street, Cottenham

For information only:

- [S/2876/16/CONDD](#) - Submission of details required by conditions 5 (Detailed Precautionary Working Methodology) and 14 (Scheme for ecological compensation and enhancement) of outline planning permission S/2876/16/OL, Land North East Of Rampton Road, Cottenham
- [S/2876/16/CONDE](#) - Submission of details required by conditions 10 (Boundary Treatments) and 11 (Landscaping and Tree protection) of outline planning permission S/2876/16/OL, Land North East Of Rampton Road, Cottenham

SCDC Approvals:

- [21/04451/FUL](#) - Installation of new fire escape staircase, 212 High Street, Cottenham
- [21/02878/HFUL](#) - Front Porch, Garage Conversion and link addition, 50 Lyles Road, Cottenham
- [21/03445/HFUL](#) - Single storey rear extension, 12 Victory Way, Cottenham
- [21/04563/HFUL](#) - Rear Extensions, New Porch & Render of Existing External Walls, 271 High Street, Cottenham
- [21/05028/HFUL](#) - Single storey side extension, 1 The Lakes, Twentypence Road, Cottenham

SCDC Refusals:

- [21/02117/FUL](#) - Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings, The Jolly Millers, 73 High Street, Cottenham

22P/015. New development occupation levels

There are concerns that the developers are completing sites prior to discharging all conditions. Of particular concern is the proposed roundabout at the junction of Oakington Road and Rampton Road. Occupations are far in excess of what the conditions permit and will continue to rise whilst the roundabout works remain outstanding. One option would be for CPC to push SCDC Officers for enforcement of the original conditions laid down in the planning permissions.

22P/016. Street Trading consent

Re: Application for Street Trading Consent

The following person has made an application for the above; we would appreciate your comments by 02 March 2022. If longer is required please contact us via return email. If approval is subject to specific locations, please indicate the locations acceptable.

Name: Sarah Barnes

Trading Name: Cool Beans Coffee Co

Location: The Dunnocks, Cottenham, Cambridge, Bullfinch Way

Days: Friday

Times: 12:45 – 13:30

Selling: Tea, Coffee and Cakes

Please do not hesitate to contact us if you require any further information.

Kind regards

Brooke O’Neill | Technical Officer | **Licensing**

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 Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved	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	

<p>except for access from Histon Road</p>					<p>ditches; the 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 	
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					<p>no other sites exist that would have less impact on the greenbelt.</p> <p>Local reports counter what has been stated in the ecology report and there is an abundance of wildlife on the site.</p> <p>- 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.</p>	
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	5/8/21	Refusal		<p>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.</p>	
21/04129/HFUL Garage extension and conversion to form new Annexe	38 Histon Road, Cottenham.	7/10/21	Refusal		<p>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.</p>	
21/04549/FUL Construction of a replacement dwelling	85 Histon Road Cottenham	4/11/21	Refusal		<p>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</p>	

					<p>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).</p>	
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