

AGENDA REPORTS PACK

PLANNING COMMITTEE

17th March 2022

22P/023. Minutes

Draft Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 17th February 2022 at 7.30pm

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

22P/010. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bailey (personal), Bolitho (personal), Graves (sick), Hutchison (work), and the Clerk (holiday).

22P/011. Any Questions from the Public or Press – None present.

22P/012. To accept Declarations of Interest and Dispensations –Cllr Collison declared an other interest in item 20/05121/FUL and will take no part in the discussion or voting.

22P/013. Minutes – Minor typo noted. Resolution that the minutes of the Committee meeting held on 20th January 2022 be signed as a correct record. Proposed Cllr Collinson and seconded by Cllr Henderson. **RESOLVED.**

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. No comments.
- **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. Access to A10 needs improving for safety reasons. Concerns regarding Coaches turning right out of the site. Support comments from Highways. CPC recommends refusal due to access issues. Proposed Cllr Loveluck and seconded by Cllr Collinson. **REFUSED.**
- **20/05121/FUL** - Erection of a chalet style 2-3 bedroom dwelling and associated parking, Land at 9 Church Close, Cottenham. Noted CPC previously recommended refusal on grounds of lack of detail; previous comments still stand. Would like to see a large-scale map to see the relation of the development to other properties. CPC recommends refusal. Proposed Cllr Loveluck and seconded by Cllr Kidston. **REFUSED.**
- **22/00184/HFUL** - Single storey rear extension, dormer to the rear roof. Alterations to rear fenestration and minor internal alterations, 69 Rooks Street, Cottenham. Questioned whether design was in keeping with NHP policy COH/1-4: Village character although not visible from street and doesn't increase ridge height. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Kidston. **APPROVED.**
- **22/00181/LBC** - Refurbishment of barn roof to existing specification, 307 High Street, Cottenham. Noted building is grade I listed. CPC recommends approval. Proposed Cllr Loveluck and seconded by Cllr Henderson. **APPROVED.**
- **22/00205/FUL** - Change of use to Class C3 (Residential) from Class C2 (Hospice)., 197 High Street, Cottenham. Committee noted the submitted plan appears to be from previous application for change of use to hospice. No objections in principle to change of use, but more information is needed, including details of parking arrangements. CPC recommends refusal, on the basis that not enough information has been

provided. Proposed Cllr Collinson and seconded by Cllr Kidston. **REFUSED.**

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. No objections.
- **22/0085/TTCA** - T001 - Fell due to decay of the lower stem causing risk of breakage or failure of tree, 185 High Street, Cottenham. Noted tree belongs to a Parish Councillor. No objections.
- **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. No objections.

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. Noted.
- **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. The committee questioned the impact of the planting proposal on the allotment site and usability of adjoining field for multiuse sports surfaces (drawing 14): Possible issues from roots and shading of allotments. Concerns were also raised regarding boundary with the Parish Council's "third field" (drawing 8) and the committee would like a dog-proof boundary, in addition to the existing hedgerow. CPC would like to be involved in a more detailed review of the boundary and would be happy to meet with the developer to discuss this.

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. Noted that Neighbourhood Plan was referred to in decision notice.

- 22P/015. New development occupation levels** – Concerns raised regarding planning conditions not being met. Bellway have stopped engaging since finishing site; Persimmon nearly finished, and concerns may do the same. Redrow allowed to start work and occupation of site, despite pre-commencement conditions relating to Highway’s improvements not being met. Tilia anticipating starting work shortly, also have pre-commencement conditions related to Highways improvements. Problems with original plans for roundabout design, safety issues raised, and effectiveness of new plan has been questioned. Resolution to call for halt to any further occupation until either a plan is produced showing how the original conditions will be satisfied, or an alternative set of proposals for the safety of pedestrians and road users has been agreed. Proposed Cllr Loveluck and seconded by Cllr Kidston.
RESOLVED. Cllr Loveluck to work with Clerk to draft a letter to SCDC.
- 22P/016. Street Trading consent** – consider application for licence from Cool Beans Coffee. Resolution to accept application. Proposed Cllr Loveluck and seconded by Cllr Collinson.
RESOLVED.
- 22P/017. Enforcement** – consider updates from Enforcement Officers and additional items. Concerns raised re case 6/16b regarding loose plastic from scaffolding, as well as long term obstruction of pavement. Clerk to chase Will Holloway for update and copy in District Councillors. Case 9/19B issue with lorries parking on cycleway reported by resident. Questioned if traffic management plan now in place. 1/22B Clerk to chase for update.
- 22P/018. Date of next meeting** – 17th March 2022
- 22P/019. Close of meeting** – 8.59pm.

Signed _____ (Chair) Date _____

22P/024. Planning Applications

- [22/00680/HFUL](#) – Two storey side and ground floor rear infill extension. Resubmission of 21/04652/HFUL, 101 Rooks Street, Cottenham
- [22/00708/LBC](#) & [22/00707/HFUL](#) - Repointing works to main dwelling and repairs and alterations to convert existing office/games room in detached barn/stables to annex ancillary to main dwelling, including alterations to windows and doors, and installation of flue, 48 High Street, Cottenham

Tree orders

- [22/0223/TTCA](#) - T1 - Ash, pollard by 10m and strip off Ivy, T2 - Chestnut, strip off Ivy, deadwood and carry out crown inspection, 185 High Street, Cottenham
- [22/0224/TTCA](#) - Sycamore tree in back garden Fell - tree has honey fungus which is creeping up the tree from the base, 2 Denmark Road, Cottenham

For information only:

- [S/2876/16/CONDF](#) - Submission of details required by condition 30 (Fire Hydrants) of outline planning permission S/2876/16/OL, Land North East Of Rampton Road, Cottenham
- [S/2876/CONDG](#) - Submission of details required by conditions 21 (Noise) and 22 (Airborne Dust) of outline planning permission S/2876/16/OL, Land North East of Rampton Road, Cottenham
- [20/03377/CONDA](#) - Submission of details required by condition 6 (Traffic Management Plan) of planning permission 20/03377/FUL, 76 High Street, Cottenham SCDC Approvals:
- [21/04555/HFUL](#) – 2 storey extension to the side, conversion of the garage, and extending the existing single storey extension to the rear, 5 Goldfinch Drive, Cottenham
- [21/04549/FUL](#) - The erection of a replacement dwelling following the demolition of an existing bungalow and outbuilding, 85 Histon Road, Cottenham

Withdrawn:

- [21/04199/HFUL](#) - Garage extension and conversion to form new Annexe, 38 Histon Road, Cottenham
- [21/04652/HFUL](#) - Two storey side and ground floor rear infill extensions, 101 Rooks Street, Cottenham
- [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, Chittering

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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