

Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 16th December 2021 at 7.30pm

Present: Cllrs Henderson (Chair), Bailey, Collinson, Graves and the Clerk

21P/190. Chairman's Introduction and Apologies – It was agreed that Cllr Henderson would chair the meeting. Apologies accepted from Cllrs Bolitho (work), Hutchison (personal), Jones (personal), Kidston (sick) and Loveluck (sick).

21P/191. Any Questions from the Public or Press – None present.

21P/192. To accept Declarations of Interest and Dispensations – None given.

21P/193. Minutes – Resolution that the minutes of the Committee meeting held on 18th November 2021 be signed as a correct record. Proposed Cllr Graves and seconded by Cllr Bailey.

RESOLVED.

21P/194. Planning Applications:

- **21/04959/CTY** - 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. Application has already been decided.
- **21/05028/HFUL** - Single storey side extension, 1 The Lakes, Twentypence Road, Cottenham. Query regarding the plot size; Clerk to check Parish Online system. Outside the village framework and contrary to NP COH/2-1. Lack of information provided regarding the drainage and IDB comments noted. CPC recommends approval. Proposed Cllr Graves and seconded by Cllr Collinson. **APPROVED.**
- **21/05029/HFUL** - Erection of single storey rear extension, following demolition of existing conservatory; new windows to rear elevations and internal renovations, 4 Dunstal Field, Cottenham. CPC recommends approval. Proposed Cllr Henderson and seconded by Cllr Bailey. **APPROVED.**
- **21/05246/PRIOR** - Change of Use of Agricultural Building to 1 No. Dwellings (Class C3), and for building operations reasonably necessary for the conversion, Land To The South-west Of Beach Road, Cottenham. The current barn is attractive but also run down. Concerns raised that there may be barn owls also present and not included in the assessment. Under normal circumstances the application would be unacceptable on a number of issues – unsustainable location, outside village framework, in the greenbelt, highways issues, NP COH/1-1b (vista). No mention of structural integrity of the existing building and therefore whether it is suitable for conversion as required under Class Q; application does mention partial demolition but no further information provided. Noted that there is no pavement to the site and there has been a recent accident on Beach Road involving a pedestrian/cyclist in the immediate vicinity (a 40mph zone). Application is contrary to NP policy COH/1-5j (be within easy walking distance of the village centre) and could be deemed impractical, contrary to Class Q requirements. Site is also remote from services, again making it impractical under Class Q requirements. No detail provided of the proposed building or the need for it to be developed; Class Q recommendations are for a design statement to accompany the application but this hasn't been done. Site is contrary to NP policy COH/2-1 (development framework). CPC recommends refusal. Proposed Cllr Graves and seconded by Cllr Collinson. **REFUSED.**

Tree orders

- **21/1654/TTPO** - T1 large oak with wide spreading crown ~ tip end reduce South East crown by up to 2ms back to natural growth points and up to 5ms to lessen overhang to property

and raise low branches over communal parking area on North West side of tree to 2.5ms to ensure pedestrian and vehicle clearance, 9 Lee Close, Cottenham. Noted.

- **21/1684/TTCA** - Rowan (T1) - reduce main limbs back to previous pollard points at approx 4m height, 6 Cross Keys Court, Cottenham. Noted.

For information only:

- **21/04408/CONDG** - Submission of details required by condition 4 (Surface water and foul water) of prior approval application 20/04408/PRI03Q, Haelan Feld, Twentypence Road, Cottenham. Application should be referred to the IDB for comment if not already done so. It is a difficult area to drain and the site is dependent on other locations downstream. Drainage should be a proper SUDS system. Extremely unhappy with Drainage Officer comments: "Depth between base of geocellular crates and ground water level is 0.7m which is less than the minimum required of 1m. However, as infiltration rate is satisfactory and **there is no other option for discharge of surface water**, we have no objection to this." If it is the case that the proposed drainage would ordinarily be unacceptable then the application should not have been approved initially (similar comment made at recent SCDC Planning Committee meeting re. the Tilia Homes application). Clerk to flag to SCDC Cllrs Gough and Wilson.
- **S/2876/CONDA** - Submission of details required by condition 15 (Written scheme of Investigation (WSI)) of outline planning permission S/2876/16/OL, Land North East Rampton Road, Cottenham
- **21/04923/TELNOT** - Removal of the existing 3 No. antennas and the installation of 3 No. replacement antennas, installation of 1 No. equipment cabinet and ancillary development thereto including the installation of 1 No. GPS module, Land At Unit 14, Watsons Yard, High Street, Cottenham

SCDC – Withdrawn

- **21/01313/FUL** - Erection of a new dwelling to the rear, 35 High Street, Cottenham

SCDC Decisions - Approved

- **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 Rampthill 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 Rampthill Farm, Rampton Road, Cottenham
- **21/02349/HFUL** - First floor rear extension and additional windows to first floor side elevations, 18 Lambs Lane, Cottenham

21P/195. Enforcement – consider updates from Enforcement Officers and additional items – Report noted.

21P/196. Date of next meeting – 20th January 2022

21P/197. Close of meeting – 8.20pm.

Signed _____ (Chair) Date _____