

AGENDA REPORTS PACK

PLANNING COMMITTEE

21st April 2022

22P/031. Minutes

DRAFT Planning Committee Meeting Minutes

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

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

22P/020. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bolitho (personal), Graves (personal) and Hutchison (personal).

22P/021. Any Questions from the Public or Press – None present.

22P/022. To accept Declarations of Interest and Dispensations – none given.

22P/023. Minutes – Minor typo noted. Resolution that the minutes of the Committee meeting held on 17th February 2022 be signed as a correct record. Proposed Cllr Loveluck and seconded by Cllr Collinson. **RESOLVED.**

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. Discussion regarding changes from previous application. Insufficient parking for size of the property and falls below requirements. Extension isn't subservient to the original building. CPC recommends refusal. Proposed Cllr Jones and seconded by Cllr Collinson. **REFUSED.**
- **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. CPC recommends approval with the condition that the barn isn't to be used as a separate dwelling. Proposed Cllr Jones and seconded by Cllr Kidston. **APPROVED.**

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. Application lacks detail i.e. original height of tree. Noted that the applicant is a Parish Cllr.
- **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. Noted.

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. Query whether 3 spaces are sufficient for contractors.

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

22P/025. Enforcement – consider updates from Enforcement Officers and additional items. Case 6/16B – noted that wall has come down and brickwork on the pavement. Clerk is chasing Building Control. Case 7/20B – close. Case 1/22B – close. Appendix: remove 38 and 85 Histon Road.

22P/026. Date of next meeting – 21st April 2022

22P/027. Close of meeting – 8.05pm

Signed _____ (Chair) Date _____

22P/032. Planning Applications

- [22/005246/PRIOR](#) - Change of Use of Agricultural Building to 1 No. Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion, Land To The South-west Of Beach Road Cottenham, Cottenham
- [22/00853/HFUL](#) - Two storey side/rear extension, single storey rear infill extension and conversion of store to office space, 18 Denmark Road, Cottenham
- [22/00856/LBC](#) - Removal of two interior dividing walls in the rear of the annex of the property, 4 Broad Lane, Cottenham
- [22/00702/HFUL](#) - Part garage conversion to create a workshop, 2 Elm Barns, Cottenham
- [21/01104/HFUL](#) - Demolition of existing rear conservatory. Rear single storey extension and first floor front extension over existing garage, 127 Rampton Road, Cottenham
- [22/01182/FUL](#) - Erection of 1no 3bed dwelling for an agricultural worker involved in a rural enterprise and associated infrastructural works, Lockspit Hall Farm, Mobile Home, Lockspit Hall Drove, Cottenham

Tree orders

- [22/0338/TTCA](#) - Tree at far corner of Co-op car park adjacent to and overhanging gardens of 25 and 29 Denmark Road. Reduce height by approximately 2m, Re-trim on all sides as hard as possible, whilst retaining greenery, 273 High Street, Cottenham
- [22/0449/TTCA](#) - Weeping Ash (T1) - crown reduce by up to 1.5m which is just removal of regrowth since the last reduction; Apple (T2) - reduce crown height by 1.5m; Apple (T3) - reduce crown height by 2m; Laburnum (T4) - remove a branch with is producing a lot of deformed vertical growth and cut back the crown by 1m on the East side to improve crown balance, 11 Histon Road, Cottenham
- [22/0429/TTCA](#) - Apple Trees 1 - 10, Remove, 2 Elm Barns, Cottenham

For information only:

- [S/2876/16/CONDH](#) - Submission of details required by conditions 16 (Surface water drainage), 17 (Foul water drainage) and 18 (Scheme for the provision of pollution control of the water environment) of outline planning permission, Land North East Of Rampton Road, Cottenham
- [S/2876/16/CONDI](#) - Submission of details required by conditions 23 (Noise), 24 (Noise) and 25 (Noise) of outline planning permission S/2876/16/OL, Land North East of Rampton Road, Cottenham
- [S/2549/19/NMA8](#) - Non material amendment of reserved matters application S/2549/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing) demolition of no. 117 Rampton Road introduction of structural planting and landscaping informal public open space and children's play area surface water flood mitigation and attenuation vehicular access points from Rampton Road and associated ancillary works) to move plot 120 700mm closer to plot 121, Land off Rampton Road, Cottenham
- [21/01881/CONDA](#) - Submission of details required by conditions 2 (External Materials) and 5 (Cycle Storage) of permission 21/01881/REM, Land North And East Of Ramphill Farm, Rampton Road, Cottenham

- [20/04040/CONDA](#) - Submission of details required by condition 4 (Details of the coating finish to the timber windows and doors) of listed building consent 20/04040/LBC, 4 Bramley Close, Cottenham
- [21/04549/CONDA](#) - Submission of details required by conditions 2 (Traffic Management Plan), 4 (Contractors Parking Plan), 6 (Cycle Parking) and 10 (Part G Water Calcs) of planning permission 21/04549/FUL, 85 Histon Road, Cottenham

SCDC Approvals:

- [21/03788/OUT](#) - Outline planning for the erection of an agricultural dwelling with all matters reserved, Merton Hall, Smithy Fen, Cottenham
- [20/02171/OUT](#) - Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way, Northstowe Phase 3A, Rampton Road, Longstanton

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Appendix 1.

List of applications where CPC has asked for it to go to SCDC Committee.

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. Chased DC's 18/4/22
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> <p>4/4/22 – this application is likely to come back to us again shortly.</p>	
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