

AGENDA REPORTS PACK

PLANNING COMMITTEE

26th May 2022

22P/051. Minutes

DRAFT Planning Committee Meeting Minutes

Meeting held in the Village Hall, Lambs Lane on Thursday 21st April 2022 at 7.30pm

Present: Cllrs Loveluck (chair), Bolitho, Collinson, Kidston and the Clerk
In attendance: 2 members of the public

22P/028. Chairman's Introduction and Apologies – Apologies accepted from Cllrs Bailey (personal), Graves (personal), Hutchison (personal) and Jones (personal).

22P/029. Any Questions from the Public or Press – Resident 1 attending regarding applications for 2 Elm Barns.

22P/030. To accept Declarations of Interest and Dispensations – Cllr Collinson declared an Interest in item 22/0449/TTCA and will take no part in discussions or vote.

22P/031. Minutes – Resolution that the minutes of the Committee meeting held on 17th March 2022 be signed as a correct record. Proposed Cllr Loveluck and seconded by Cllr Kidson.
RESOLVED.

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. Application approved before meeting.
- **22/00853/HFUL** - Two storey side/rear extension, single storey rear infill extension and conversion of store to office space, 18 Denmark Road, Cottenham. CPC recommends approval. Proposed Cllr Kidson and seconded by Cllr Collinson.
APPROVED.
- **22/00856/LBC** - Removal of two interior dividing walls in the rear of the annex of the property, 4 Broad Lane, Cottenham. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Collinson. **APPROVED.**
- **22/00702/HFUL** - Part garage conversion to create a workshop, 2 Elm Barns, Cottenham. Item brought forward for the benefit of resident. Issue regarding removal of one parking space. This would leave only one parking space for a 4 bedroom property, contrary to parking provision guidelines. Resident advised to speak to the case officer to offer space for additional parking. CPC recommends approval subject to allocation of a second parking space. Proposed Cllr Loveluck and seconded by Cllr Kidston. **APPROVED.** Resident 2 (spouse of resident 1) arrived at 7.43pm.
- **21/01104/HFUL** - Demolition of existing rear conservatory. Rear single storey extension and first floor front extension over existing garage, 127 Rampton Road, Cottenham. Concerns raised regarding overlooking from east facing ground floor window. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Bolitho. **APPROVED.**
- **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. Disappointed there was no mention of the Neighbourhood Plan in planning statement; Policy COH/5-2 – Rural employment

supports this type of application. CPC recommends approval subject to agricultural condition as per section 6.3 of the planning statement. Proposed Cllr Collinson and seconded by Cllr Loveluck. **APPROVED.**

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. Noted.
- **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. Noted.
- **22/0429/TTCA** - Apple Trees 1 - 10, Remove, 2 Elm Barns, Cottenham. Cllr Bolitho had visited the site and provided a history lesson on fruit tree heritage in Cottenham. Noted that the smaller trees are covered in mistletoe and in poor condition whilst the more mature trees were in better condition. Suggested that the mature trees were kept but accepted that we have no powers to make resident retain and unlikely to obtain a TPO on fruit trees. Resident 1 acknowledged the heritage factors.

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

22P/033. Enforcement – consider updates from Enforcement Officers and additional items – Case 6/16B – Clerk to contact scaffolding company again. Case 5/17A – need to find out how long the housing needs assessment will take. Case 11/18B – close. New case xx/22B – need to monitor building condition. **22P/034. Date of next meeting** – 19th May 2022 **22P/035. Close of meeting** – 8.28pm.

Signed _____ (Chair) Date _____

22P/052. Planning Applications

Planning Applications:

- [21/01565/HFUL](#) – Erection of a timber framed garden building for use as ancillary living accommodation (Granny Annex), 11 Broad Lane, Cottenham
- [22/05121/FUL](#) - Erection of a chalet style 2-3 bedroom dwelling and associated parking, Land At 9 Church Close, Cottenham
- [22/02027/PRIOR](#) - Single storey rear extension, 9 Goldfinch Drive, Cottenham
- [22/01774/HFUL](#) - Demolition of existing conservatory and erection of single storey rear and front extensions, 12 Pelham Way, Cottenham
- [22/02121/PRIOR](#) - Prior approval for the demolition of the existing 5 bedroom link-detached part of the dwelling (approximate footprint of 300m²) and retaining the lower ground floor part, 4 The Lakes, Lake House, Twentypence Road, Cottenham

Tree orders

- [22/0481/TTCA](#) - Oak Reduce lateral branches overhanging by 2/3m back to boundary and suitable growth point. Walnut Reduce lateral branches overhanging by 2/3m back to boundary and suitable growth point – 4 Eversley Close, Cottenham
- [22/0527/TTCA](#) - 2 x fir trees are required to be removed on the border of the property as they are obstructing the new footings and pilings of the groundworks for the new 3 bed house which is to be built – 76 High Street, Cottenham

For information only:

- [22/01574/CL2PD](#) - Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes, Land to the South Of Chear Fen Boat Club, Twentypence Road, Cottenham
- [22/01606/CL2PD](#) - Certificate of lawfulness under S192 for a proposed use to retain the glass doors in the garage, 2 Clarke Close, Cottenham
- [S/4116/18/CONDF](#) - Submission of details required by condition 6 (Travel Plan) of planning permission S/4116/18/VC, Land off Rampton Road, Cottenham
- [S/2876/16/CONDK](#) - Submission of details required by condition 29 (Water Conservation) of planning permission S/2876/16/OL, Land North East of Rampton Road, Cottenham
- [S/2876/16/CONDJ](#) - Submission of details required by condition 9 (Construction Traffic Management Plan) of planning permission S/2876/16/OL, Land North East of Rampton Road, Cottenham

Withdrawn

- [20/01575/FUL](#) - Renovation and extension to the existing Labour Hall to provide a new 3 bedroom dwelling, erection of new 3 bedroom dwelling to land to the rear of the existing building, 138 High Street, Cottenham

SCDC Refusals:

- [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

22P/053. Haddenham & Aldreth Neighbourhood Plan

Haddenham Parish Council has formally submitted the draft Haddenham and Aldreth Neighbourhood Plan to East Cambridgeshire District Council for independent examination. The draft Haddenham and Aldreth Neighbourhood Plan and accompanying submission documents are available to view and download from ECDC's website at:

[Haddenham and Aldreth Neighbourhood Plan | East Cambridgeshire District Council \(eastcambs.gov.uk\)](https://www.eastcambs.gov.uk)

You are invited to comment on the draft Haddenham and Aldreth Neighbourhood Plan. Comments can be made in writing:

- via email to: planningpolicy@eastcambs.gov.uk; or
- by post to: *Strategic Planning Team, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely CB7 4EE*

All comments must be received on or before **Tuesday 31 May 2022**

A paper copy of the draft Haddenham and Aldreth Neighbourhood Plan is available for inspection at East Cambridgeshire District Council's customer service centre during [normal opening times](#). Details of the forthcoming independent examination will be made available via the above link in due course.

Kind regards

Edward Dade MSc MRTPI
Strategic Planning Officer

22P/054. Licensing

Re: Licensing act 2003 - Notification of an application for a new Premises Licence.

We are writing to notify you of a Premises Licence application that has been submitted to South Cambridgeshire District Council.

To enable continued and effective community engagement with the licensing process, it is recommended that Licensing Authorities advertise the full details of applications on their website.

It is a legal requirement that Premises Licence applications are required to be advertised by way of a Blue Notice and an advert in the local paper.

Notification

Notice has been given that Amy Kelso has on the 03 May 2022 applied to South Cambridgeshire District Council as the Licensing Authority for a Premises Licence.

Name of Premise: **The Orchard** **Address of Premises:** **Fen End Farm, Oxholme Drove, Cottenham, Cambridgeshire, CB24 8UP**

The proposed application is to carry out the following activities:

Activity: Sale of Alcohol

The sale by retail of alcohol for consumption both on and off the premises

Monday – Saturday: 10:00 – 20:00

Sunday: 10:00 – 16:00

Licence to apply to May – October only.

Activity: Hours Open to the Public

Monday – Sunday: 00:00 – 00:00 (24 hours)

Seasonal business only active May - October

Representations

Representations can be made for or against an application. Anyone who wishes to make representations regarding this application must give notice in writing.

A representation form can be downloaded from our website.

<https://www.scams.gov.uk/licensing/licensing-public-notices-licensing-act-2003/>

This must be completed and either emailed to Licensing@scams.gov.uk

Or posted to

The Licensing Department
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

Guidance

Please see the below link to our website below for further information and guidance.

<https://www.scambs.gov.uk/licensing/licensing-public-notice-licensing-act-2003/>

Appointments can be made with a licensing officer to view the application together with the premises plan.

Representations must be received no later than 31 May 2022.

Contact Details

Email: licensing@scambs.gov.uk

Telephone: 01954 71 3481

Yours faithfully,

Jess Knight | Licensing Business Support Officer

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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. Withdrawn

<p>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</p>	<p>Agricultural Building And Land To The Rear Of 38 Histon Road Cottenham CB24 8UD</p>	<p>7/1/21</p>	<p>Refusal</p>		<p>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>	
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<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 	
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					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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