

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

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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 2/22B – need to monitor building condition.

22P/034. Date of next meeting – 19th May 2022

22P/035. Close of meeting – 8.28pm.

Signed _____ (Chair) Date _____