

## **AGENDA REPORTS PACK**

## **PLANNING COMMITTEE**

**23<sup>rd</sup> June 2022**

## 22P/062. 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/063. Planning Applications

- [22/01692/HFUL](#) - Single storey rear extension, 18 High Street, Cottenham
- [22/01703/HFUL](#) - Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use, Land To The South Of Chear Fen Boat Club, Twentypence Road, Cottenham
- [22/01864/S73](#) - S73 to vary condition 1 (approved drawings) of ref: 21/04549/FUL (The erection of a replacement dwelling following the demolition of an existing bungalow and outbuilding) for the addition of a double garage, 85 Histon Road, Cottenham
- [22/01893/HFUL](#) - Demolition of existing studio and construction of 5 bedroom property with amenity space, parking, bin and cycle storage, Land rear of 129 High Street, Cottenham
- [22/01998/HFUL](#) - Single storey side extension and first floor rear extension, 62 Coolidge Gardens, Cottenham
- [22/01958/FUL](#) - Conversion of existing semi-detached dwelling to a 5-bed detached house and a 1-bedroom flat, 4 The Lakes, Lake House, Twentypence Road, Cottenham
- [22/02058/FUL](#) - Conversion of public house into 1 No. dwellinghouse together with associated works, 69 Margett Street, Cottenham
- [22/02222/HFUL](#) - Single storey front/side extension, Lakeside, 1 The Lakes, Twentypence Road, Cottenham
- [22/02168/HFUL](#) - Part two storey, part single storey side and rear extension, 65 Rampton Road, Cottenham

### Tree orders

- [22/0579/TTCA](#) - Lawson Cypress removed to ground level as it would appear to be dead and plant a more suitable species in its place, 327c High Street, Cottenham
- [22/0601/TTCA](#) - T1 - Dying Fir tree - Remove. T2 - Dead Fir tree - Remove. T3 - Dead holly tree - Remove. T4 - Weeping red beech - remove dead branches and reduce height by approx. 5m, 345 High Street Cottenham Cambridgeshire
- [22/0626/TTCA](#) - Large Pine - Crown lift to approximately 4.5m, shorten low remaining laterals by up to 1.5m to improve shape slightly. Remove dead wood, 9 Corbett Street, Cottenham
- [22/0625/TTCA](#) - Yew - shorten high overhanging branches (into garden of 11 Corbett Street) by approximately 1.5m and prune remaining overhang to tidy leaving a natural appearance. Reduce remaining crown by up to 1m to balance, 219 High Street, Cottenham
- [22/0646/TTCA](#) - T1 - Ash - Fell to ground level, 250 High Street, Cottenham

### For information only:

- [22/01991/CL2PD](#) - Certificate of Lawfulness under S192 for a proposed use to use existing building as a membership based gymnasium, Unit B2, Brookfields Business Park, Twentypence Road, Cottenham
- [S/2876/16/CONDL](#) - Submission of details required by condition 35 (Travel Plan) of planning permission S/2876/16/OL, Land North And East Of Rampthill Farm, Rampton Road, Cottenham
- [S/2549/19/NMA9](#) – Non-material amendment of reserved matters application S/2549/19/RM to change approved roof tiles from brown to slate grey, Land Off Rampton Road, Cottenham

### Withdrawn

- [22/01606/CL2PD](#) - Certificate of lawfulness under S192 for a proposed use to retain the glass doors in the garage, 2 Clarke Close, Cottenham

**SCDC Approvals:**

- [22/01104/HFUL](#) - Demolition of existing rear conservatory. Rear single storey extension and first floor front extension over existing garage, 127 Rampton Road, 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

## 22P/064. May Planning Applications

Due to being inquorate a formal committee meeting could not be held. Those present reviewed the applications and Clerk submitted the responses below under delegated authority.

### Planning Applications:

- [21/01565/HFUL](#) – Erection of a timber framed garden building for use as ancillary living accommodation (Granny Annex), 11 Broad Lane, Cottenham – No parking or vehicle access provided for the annexe. Acceptable subject to building not being separately occupied to the main property.
- [22/05121/FUL](#) - Erection of a chalet style 2-3 bedroom dwelling and associated parking, Land At 9 Church Close, Cottenham – Good design. CPC recommends approval.
- [22/02027/PRIOR](#) - Single storey rear extension, 9 Goldfinch Drive, Cottenham – concern regarding parking provision; Clerk to check that 2 parking spaces still available and approve accordingly (parking acceptable on inspection).
- [22/01774/HFUL](#) - Demolition of existing conservatory and erection of single storey rear and front extensions, 12 Pelham Way, Cottenham – CPC recommends approval.
- [22/02121/PRIOR](#) - Prior approval for the demolition of the existing 5 bedroom link-detached part of the dwelling (approximate footprint of 300m<sup>2</sup>) and retaining the lower ground floor part, 4 The Lakes, Lake House, Twentypence Road, Cottenham – CPC recommends approval.

### 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. Noted.
- [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. Noted.

### 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. Disappointed that this hasn't gone through consultation.
- [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

### 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





**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
20/04906/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 except for access from Histon Road	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 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>- 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.</p> <p>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 no other sites exist that would have less impact on the greenbelt. 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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