

**DRAFT Planning Committee Meeting Minutes**

Meeting held in the Village Hall, Lambs Lane on Thursday 23<sup>rd</sup> June 2022 at 7.30pm

**Present:** Cllrs Bolitho, Collinson, Hutchison, Kidston and the Clerk

**In attendance:** 1 member of the public

**22P/058. To elect the Chair of the Planning Committee** – Cllr Hutchison proposed Cllr Bolitho as Chair, seconded by Cllr Kidston. Cllr Bolitho duly elected as Planning Committee Chair.

**22P/059. Chairman’s Introduction and Apologies** – Apologies accepted from Cllr Graves (personal). Cllr Loveluck will be late.

**22P/060. Any Questions from the Public or Press** – Cllrs Jones and Loveluck arrived 7.31pm. Resident interested in item 22/01703/HFUL and the previous certificate of lawfulness for the same site (the application has already been approved by SCDC).

**22P/061. To accept Declarations of Interest and Dispensations** – Cllr Hutchison declared an interest in item 22/01864/S73 and will take no part in discussions.

**22P/062. Minutes** – Resolution that the minutes of the Committee meeting held on 21<sup>st</sup> April 2022 be signed as a correct record. Proposed Cllr Collinson and seconded by Cllr Kidston. **RESOLVED.**

**22P/063. Planning Applications:**

- **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. Item brought forward for the benefit of the resident. Cllr Collinson ran through the history of the site since c. 1978. Location is outside of the development framework and in the open countryside. There are known flood issues on the site and it is near an important IDB watercourse, the Soak Dyke, which runs on the northern side of the river bank and drains the site and adjoining land to the pumping station at Chear Fen. In December 2020 the IDB pumps failed and the surrounding area flooded and the village of Cottenham was at severe risk; this doesn’t appear to be noted within the flood risk assessment. Noted that information on the application form was incorrect – there is a water course within 20m. Known issue with poor water pressure in the immediate vicinity. No information provided regarding how they would get a water supply or deal with foul water. Any scheme would require IDB consent and should conform to the 1.1l per second per hectare run off requirements. Land unsuitable for septic tank installation and the poor access makes it unsuitable for tankers. The site access is located on a bend within the national speed limit. There is extremely limited visibility for slowing and turning vehicles. It is a known accident hotspot (including fatalities). The location doesn’t relate to other traveller sites in the village. Not a sustainable location – no transport, community or pedestrian footpaths. Unsuitable location for children – too far from the village core and amenities. Contrary to Neighbourhood Plan policy COH/2-1 (development framework) ‘development proposals outside the framework will be supported where they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, or where they otherwise accord with national or local planning policies’. Contrary to NP policy COH/1-1 (landscape character) – development proposals would have an impact on the landscape character. CPC recommends refusal. Proposed Cllr Hutchison and seconded by Cllr Collinson. **REFUSED.** Should the officer be minded to approve then we would like the application to go to Committee.
- **22/01692/HFUL** - Single storey rear extension, 18 High Street, Cottenham – application considered an improvement. CPC recommends approval. Proposed Cllr Hutchison and seconded by Cllr Kidston. **APPROVED.**

- **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. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Collinson. **APPROVED.**
- **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 – Concerns raised regarding the effect of removing the trees. Proposal would affect the linear pattern of the village, contrary to Neighbourhood Plan policy COH/1-2 and COH/1-5c (Village Character – proposals for new buildings will be supported where they would retain, or where practicable enrich, the character of the neighbourhood area as appropriate to their location and scale. In particular development proposals should address the following matters in a locally-distinctive fashion appropriate to their location and scale). The scheme neither adheres to the locally distinctive fashion appropriate to their location (by means of affecting the linear pattern – back land development in a conservation area) and the scale is out of keeping. There is no current housing need for 5 bedroom properties in the village – contrary to AECOM report conducted as part of the NP. Contrary LP policy HQ/1 - development must be of a high-quality design and make a positive contribution to the local and wider context. Part a) of the Policy states that development should preserve or enhance the character of the local urban and rural area and respond to its character. Part d) states that development should be compatible with the location and be appropriate in terms with scale, density, mass, form, sitting, design, proportion and the surrounding area. Furthermore the application would not be in conformity with the Cottenham Village Design Statement SPD (2007). This document states “Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street. character of the Conservation Area specifically is of historic properties that front the High Street with long narrow plots to the rear, it is acknowledged that there are many with linear outbuildings to the rear of the dwellings, but there are no dwellings in this immediate area. There is a green rural backdrop to the plots that in many instances can be glimpsed between houses”. located to the south-west is the grade II listed former Three Horseshoes Public House. Proposal is contrary to LP policy NH/14 which states that development will be permitted where it sustains and enhances the special character and distinctiveness of the districts historic environment, also they will enhance the significance of heritage asserts. CPC recommends refusal. Proposed Cllr Collinson and seconded by Cllr Hutchison. **REFUSED.** If Officer minded to approve then we request that the application to Committee.
- **22/01998/HFUL** - Single storey side extension and first floor rear extension, 62 Coolidge Gardens, Cottenham. CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Hutchison. **APPROVED.**
- **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 – no justification for the conversion. Serious concerns raised about flooding on the site. The application would result in over-intensification of the site. Application is generally very unclear. No recommendation. Proposed Cllr Hutchison and seconded by Cllr Kidston. **RESOLVED.**
- **22/02058/FUL** - Conversion of public house into 1 No. dwellinghouse together with associated works, 69 Margett Street, Cottenham – lack of residential parking in an area already clogged with cars; requires 2 parking spaces as per the standard policy. Property has not been marketed for the required period. Concerns raised over the loss of a commercial property in the village. CPC recommends refusal. Proposed Cllr Kidston and seconded by Cllr Hutchison. **REFUSED.**
- **22/02222/HFUL** - Single storey front/side extension, Lakeside, 1 The

Lakes, Twentypence Road, Cottenham. Development is in the open countryside and outside of the development framework. Contrary to NP policy COH/1-4. CPC recommends refusal. Proposed Cllr Kidston and seconded by Cllr Collinson. **REFUSED**.

- **22/02168/HFUL** - Part two storey, part single storey side and rear extension, 65 Rampton Road, Cottenham. Concerns raised regarding the proposed materials for the extension (wood). CPC recommends approval. Proposed Cllr Kidston and seconded by Cllr Loveluck. **APPROVED**. Cllr Kidston left the room at 8.32pm.

#### 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. Noted.
- **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. Noted.
- **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. Noted. Cllr Kidston returned to the room at 8.36pm.
- **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. Noted.
- **22/0646/TTCA** - T1 - Ash - Fell to ground level, 250 High Street, Cottenham. Tree is in the heart of the conservation area and contributes significantly to the street scene. No proper justification given for removal – bird poo is not a good enough reason and tree could be mildly pruned to take back from the roof. TPO requested to preserve.

#### 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 Ramphill Farm, Rampton Road, Cottenham. Error noted on page 9 of the report. Monksilver Nursery is for plants and not children!
- **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** – Resolution to ratify responses to applications from May. Proposed Cllr Kidston and seconded by Cllr Collinson. **RESOLVED.**
- 22P/065. Enforcement** – consider updates from Enforcement Officers and additional items – Case 6/16B: monthly meetings taking place and owner has agreed to progress works. Case 9/19B: Clerk to contact Enforcement for an update. Case 8/20A: Enforcement visiting site on 27/6/22.
- 22P/066. Date of next meeting** – 21<sup>st</sup> July 2022
- 22P/067. Close of meeting** – 8.52pm.

Signed \_\_\_\_\_ (Chair) Date \_\_\_\_\_

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