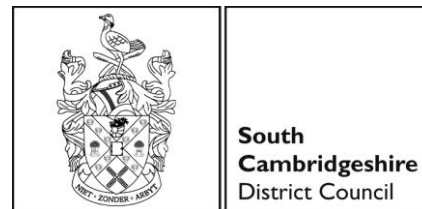


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31 January 2017

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors John Batchelor,
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,
David McCraith, Charles Nightingale, Des O'Brien, Deborah Roberts, Tim Scott
and Robert Turner

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 1 FEBRUARY 2017** at **9.45 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully

Alex Colyer

Interim Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT

		PAGES
10.	S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane)	1 - 2
	Erection of a detached dwelling	

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if

present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act.”

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 10

Agenda Item 10

Application Number:	S/0487/16/FL
Parish(es):	Sawston
Proposal:	Proposed Erection of Detached Dwelling.
Site address:	Land Adjacent Spring House, Church Lane, Sawston, CB22 3JR

Points of Clarification and Erratum

Erratum

- Policy ST/1 Green Belt should be included within relevant Development Plan policies at p.267 of the Report
- The application is considered contrary to the provisions of Policy ST/1, which seeks to maintain and enhance the quality and setting of the Green Belt in this landscape setting, and should therefore be included within proposed Reason for Refusal no. 1, if Members are minded to refuse the application
- The section on Heritage Assets at p.270 of the Report should mention Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Clarification

Very Special Circumstances

- As advised at paragraph 18 of the Report at p.270, the very special circumstances tests are:
 - 1) Is it inappropriate development;
 - 2) what is the extent of the other harm - both to the Green Belt and elsewhere; and
 - 3) only then are there any very special circumstances whether taken individually or collectively that would clearly outweigh the identified harm

Limited Infilling

- As advised at paragraph 17 of the Report at p.270, the National Planning Policy Framework 2012 (NPPF) does allow limited infilling as an exception to the definition of inappropriate development in the green belt
- It is however the view of Officers, on balance, that the identified harm, such as the impacts upon the undeveloped character of this side of Church Lane, and to the significance of the registered park and listed buildings as advanced

by Historic England, should have greater weight. Further, there is no public benefit arising from the scheme.

Thus, if Committee decides to approve the present application

- It needs to be minuted whether or not the Committee agreed that the development amounts to inappropriate development
- If so, it needs to be minuted what very special circumstances are said to exist that clearly outweigh harm identified by the Committee.

Report Author:

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Team Leader

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