

DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

At a meeting held on Wednesday, 6 October 2004 at 10.00 a.m..

PRESENT: Councillor RGR Smith – Chairman
Councillor Dr JPR Orme – Vice-Chairman

Councillors	Dr DR Bard	RE Barrett
	JD Batchelor	RF Bryant
	Mrs PS Corney	SM Edwards
	Mrs A Elsby	R Hall
	Mrs SA Hatton	Mrs JM Healey
	Mrs CA Hunt	SGM Kindersley
	RB Martlew	MJ Mason
	DH Morgan	Mrs JA Muncey
	Mrs CAED Murfitt	CR Nightingale
	EJ Pateman	A Riley
	Mrs DP Roberts	NJ Scarr
	Mrs DSK Spink MBE	JH Stewart
	RJ Turner	Dr JR Williamson
	NIC Wright	

Councillors NN Cathcart and D McCraith attended the meeting by invitation.

Apologies for absence were received from Councillors Mrs J Dixon, Mrs EM Heazell, HC Hurrell, JA Quinlan, TJ Wotherspoon and SS Ziaian-Gillan.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as correct records, the Minutes of the meetings held on 4th August 2004 and 1st September 2004.

2. LOCAL DEVELOPMENT FRAMEWORK - AN UPDATE

The Principal Planning Policy Officer (Transport) informed the Committee that the Public Participation process had begun, and would continue until 12th November 2004. He urged Members to notify the Council of any non-delivery to their constituents of the special edition of the *South Cambs Magazine*, which focused on the Local Development Framework.

Members noted that, on 10th November 2004, there would be a meeting of the Planning Policy Advisory Group, to which all Councillors would be invited, to consider the Council's response to the most recent developments relating to Marshall's Airport, Cambridge.

3. S/1372/04/F - GREAT SHELFORD

Having received amended plans showing a consistent height for the proposed extension on all elevations, **DELEGATED APPROVAL/REFUSAL**, contrary to the recommendation contained in the report from the Director of Development Services, subject to removal of the car park from the south side of Hinton Way. Having visited the site, Members welcomed the opportunity to bring this derelict building back into use, but expressed concern about the highways and rail safety implications of the said car park.

4. S/1204/04/O - HARDWICK

Members were **MINDED TO APPROVE** the application for the reasons set out in the report from the Director of Development Services, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in by him for determination, and subject also to agreement as to an increase in the number of affordable dwellings and to the Conditions referred to in the report.

5. S/1648/04/F - HARDWICK

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

6. S/1385/04/F - NEWTON

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered the access to be inadequate and expressed concern at the cumulative, adverse impact (from traffic using the access) on the amenity of neighbouring properties.

7. S/1540/04/O - NEWTON

REFUSED for the reasons set out in the report from the Director of Development Services, as amended to reflect that the level of detail incorporated in the outline application was insufficient to judge impact upon the character and setting of the listed buildings. Members visited the site on 4th October 2004.

Councillor RGR Smith declared a personal and prejudicial interest in this item, as a friend of the applicant, and withdrew from the Chamber. Councillor Dr JPR Orme took the Chair for this item.

8. S/1637/04/F - HASLINGFIELD

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

9. S/1519/04/F & S/1518/04/LB - HISTON

Members noted that these applications had been **WITHDRAWN**.

10. S/1188/04/F - IMPINGTON

DEFERRED until the Committee's meeting on 3rd November 2004 by which time Anglian Water Services Ltd would have been required to have undertaken a thorough assessment of drainage facilities in Histon and Impington, and to have submitted a written report for consideration by Members.

11. S/1763/04/F - HEYDON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to comments from the Trees and Landscape Officer and the receipt of amended plans, and subject also to the replacement of the dormer windows with conservation roof lights and to the Conditions contained in the report.

12. S/1691/04/F - ICKLETON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.

13. S/1742/04/F - LITTLE SHELFORD

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

14. S/0696/04/RM - LONGSTANTON

REFUSED this Reserved Matters application for the reasons set out in the report from the Director of Development Services.

Councillor A Riley declared a prejudicial interest in this item, having taken part in, and voted at the conclusion of, discussion of the application at a meeting of Longstanton Parish Council. However, he addressed the Committee as Chairman of that Parish Council.

15. S/1766/04/F - MELDRETH

DEFERRED for a site visit.

16. S/1770/04/F - MILTON

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the applicant being informed of comments received from the Police Architectural Liaison Officer, and subject also to the Conditions referred to in the report.

17. S/1032/04/F - PAPWORTH EVERARD

Members noted that this application had been **WITHDRAWN** from the agenda, Papworth Everard Parish Council had withdrawn its objection to the application, which could, therefore, be determined under officers' delegated powers.

18. S/0771/04/F - SAWSTON

DEFERRED for further comments from Local Highways Authority and comments from Little Shelford Parish Council

Councillor RGR Smith declared a personal and prejudicial interest in this item, as a friend of the applicant, and withdrew from the Chamber. Councillor Dr JPR Orme took the Chair for this item.

19. S/1512/04/F - SAWSTON

MINDED TO APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members considered that replacement of a garage block in the Green Belt outweighed the adverse impact on the Green Belt of a larger dwelling there. They took the view therefore that the proposal did not conflict with either Policies P1/2 or P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003 or Policies SE8 or GB2 of the South Cambridgeshire Local Plan 2004. The application would be advertised as a departure from the Development Plan.

20. S/1521/04/F - SAWSTON

DELEGATED REFUSAL/APPROVAL, subject to amendments being made to ensure a higher standard of design. Members considered that there was insufficient harm to neighbouring properties to justify a refusal and that, therefore, there was no conflict with either Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 or Policy HG12 of the South Cambridgeshire Local Plan 2004.

21. S/1555/04/F - SAWSTON

APPROVAL, as amended by drawing number SF03150.1B date stamped 16th September 2004, subject to the Conditions referred to in the report from the Director of Development Services.

22. S/1606/04/F - SAWSTON

DELEGATED APPROVAL, subject to no material objections to the scheme being raised by the Environment Agency and the receipt of amended plans addressing the concerns set out in paragraph 17 of the report from the Director of Development Services, and subject also to the Conditions referred to therein.
(Councillors Dr DR Bard and Mrs SA Hatton voted for refusal, and requested that their votes be recorded.)

23. S/1705/04/F - SAWSTON

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the proposal would not have a significant adverse impact on no. 25 Hillside, and that the design issues and relation to neighbouring properties did not conflict, therefore, with either Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 or Policy HG12 of the South Cambridgeshire Local Plan 2004.

24. S/1453/04/F AND S/1452/04/LB - SWAVESEY

DELEGATED REFUSAL/APPROVAL subject to submission of satisfactory amended plans, consultation thereon, and Conditions requiring details of landscaping and surface water drainage and pollution control to be submitted, agreed and implemented prior to commencement of the conversion and construction works, and the carrying out of a flood risk assessment. Subject to these Conditions, Members were satisfied that there was no conflict with either Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 or Policies EN26 and EN27 of the South Cambridgeshire Local Plan 2004. In the event that the required Conditions were not complied with, the application would be refused.

25. S/1419/04/F - TEVERSHAM

DEFERRED for a site visit.

26. S/1858/04/F - TEVERSHAM

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and the provision of off-street parking.

27. S/2301/02/CIRCULAR 14/90 - STOW-CUM-QUY, FEN DITTON AND HORNINGSEA

RESOLVED that the District Council's objection be withdrawn subject to the Secretary of

State imposing a Condition requiring the implementation of the Visual Impact Mitigation Planting Proposals dated August 2004 or any variation to that scheme which may be agreed in writing by the Local Planning Authority.

28. S/1612/04/RM - WATERBEACH

APPROVAL of the Reserved Matters of design and external appearance, as amended by drawings 3095/1 date stamped 3rd September 2004 and 3095/2 date stamped 25th August 2004, and in accordance with outline planning permission dated 4th August 2003, reference S/1088/03/O, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

29. S/1217/04/F - WATERBEACH

DELEGATED APPROVAL for a period, or periods not exceeding, eight months in any calendar year (including three weeks over the Christmas period) for the reasons set out in the report from the Director of Development Services subject to the satisfactory resolution of the Flood Risk Assessment, revised plans as requested by the Local Highways Authority (including retention of the current car park access onto Ely Road/A10, and to the Conditions referred to in the report. Members also requested a plan showing provision for the pitching of tents.
(Councillor Mrs Cornwell, Chairman of Waterbeach Parish Council, addressed the meeting.)

30. S/0856/04/F - WILLINGHAM

Members noted that this application had been **WITHDRAWN** from the agenda.

31. S/1585/04/F - WEST WRATTING

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members found no evidence of the need for these works in the countryside, and considered that it would have an adverse visual impact on the countryside contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003.
RESOLVED to take enforcement action, subject to clarification of the lawful residential curtilage.

32. S/0055/04/F - GRANTCHESTER

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

33. S/0690/04/F - GRANTCHESTER

DEFERRED for a site visit.

34. S/1472/04/F - BASSINGBOURN-CUM-KNEESWORTH

Members were **MINDED TO APPROVE** the application, subject to it being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination. Should there be no call-in, the application would be approved, subject to the resolution of outstanding matters, to the prior completion of a Section 106 Legal Agreement requiring that the applicant stop using the Clear Farm site and agrees to certain traffic safety measures, and to safeguarding Conditions. Should the

Section 106 Agreement not be completed, Members asked that the application be referred back to Committee for determination.

35. S/1676/04/F - CASTLE CAMPS

DEFERRED for a site visit.

36. S/1164/04/F - COMBERTON

DELEGATED APPROVAL/REFUSAL, in accordance with officers' amended recommendation, for the reasons set out in the report from the Director of Development Services, comments awaited from the Local Highways Authority, and the Conditions referred to in the report.

37. S/1367/04/F - FOXTON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to comments from the Trees and Landscape Officer and Conditions referred to in the report.

Councillor SM Edwards declared a prejudicial interest in this item, as a friend of the applicant, and withdrew from the Chamber.

38. S/1237/04/F - GAMLINGAY

DELEGATED APPROVAL, as amended by plans date-stamped 26th August 2004, for the reasons set out in the report from the Director of Development Services and subject to the submission of a Flood Risk Assessment that satisfies the concerns of the Environment Agency, and safeguarding Conditions to ensure its implementation, and to the additional Conditions referred to in the report.

39. S/1708/04/F - GAMLINGAY

APPROVAL for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

40. S/1592/04/F - GIRTON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to a landscaping Condition requiring planting to take place on the south-eastern boundary.

41. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State
- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 6th October 2004
- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject

to postponement or cancellation)

42. ENFORCEMENT ACTION PROGRESS REPORT

The Committee **NOTED** a report dated 6th October 2004 on enforcement cases currently being handled by the Council.

The Chairman expressed his gratitude to the Enforcement Team for its efforts in this regard.

43. 07/04/SC - TO MAKE AN ORDER IN TEVERSHAM

The Committee considered a report on proposals to make a Tree Preservation Order in Teversham.

RESOLVED that officers be authorised to make and serve a Tree Preservation Order in respect of a sycamore tree on the south east corner of 1 Pembroke Way, Teversham and a walnut tree in the back garden of 6 Spurgeons Close, Teversham and, subject to there being no formal objection, which is not withdrawn and which therefore triggers a site visit, to confirm the Order in due course.

44. 05/04/SC - TO CONFIRM AN ORDER IN ARRINGTON

The Committee considered a report on the status of a Tree Preservation Order made under delegated powers at Church Farm, Arrington.

Because a formal objection had been received, a site visit had taken place, involving to Trees and Landscape Officer, Vice-Chairman of the Committee and Councillor SGM Kindersley, a local Member.

RESOLVED that Tree Preservation Order 05/04/SC in Arrington be confirmed without modification.

45. TO COMMENT ON A PROPOSAL TO CREATE A NEW BRIDLEWAY IN OAKINGTON

The Committee considered a report of a proposal by Cambridgeshire County Council to create a new bridleway in Oakington.

Members noted that the Conservation Manager did not object to the proposal. They also noted comments from local Members that, while they welcomed the proposal, the surface should be of such a material as to be suitable for use by pedestrians as well as horseriders, and in all weather.

RESOLVED That, in its capacity as a statutory consultee, South Cambridgeshire District Council inform Cambridgeshire County Council that it welcomes, in principle, the proposal to create a new bridleway in Oakington (from the northern end of the proposed Coles Lane development), subject to a surface material

being used that makes the bridleway usable, in all weathers, by both horseriders and pedestrians.

Councillor SM Edwards declared a personal interest in this item, as a horserider living locally, but contributed to the debate.

The Meeting ended at 4.35pm
