

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 5 September 2007 at 10.00 a.m.

PRESENT: Councillor Mrs PS Corney – Chairman
Councillor CR Nightingale – Vice-Chairman

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| Councillors: | RE Barrett | Mrs PM Bear |
| | BR Burling | TD Bygott |
| | Mrs JM Guest | Mrs SA Hatton |
| | Mrs CA Hunt | SGM Kindersley |
| | Mrs DP Roberts | Mrs HM Smith |
| | RJ Turner | JF Williams |

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Catriona Dunnett (Principal Solicitor), Frances Fry (Senior Planning Assistant), David Grech (Principal Conservation Officer), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Ray McMurray (Area Planning Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer) and Kate Wood (Principal Planning Officer (Major Developments))

Councillors Dr DR Bard, MJ Mason, AG Orgee and NIC Wright (Planning Services Portfolio Holder) were in attendance, by invitation.

Apologies for absence were received from Melissa Reynolds (Area Planning Officer).

76. GENERAL DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, with particular reference to Minute numbers 86 (Hinxtun) and 90 (Gamlingay).

77. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 1 August 2007.

78. S/1203/07/F – SAWSTON (CHANGE OF USE OF FARM BUILDINGS TO FORK LIFT TRUCK TRAINING CENTRE)

Councillor Dr DR Bard (a local Member) addressed the meeting.

The Committee **DEFERRED** consideration of this application pending the receipt of comments from the Local Highways Authority. If the Local Highways Authority objected, the application would be refused under delegation powers for the reasons cited.

Councillor Dr DR Bard declared a personal interest as a member of Sawston Parish Council, but stated that he was considering the matter afresh.

Councillor Mrs SA Hatton declared a personal interest as Chairman of the Planning Committee of Sawston Parish Council, but stated that she never voted in that capacity and was, in any event, considering the matter afresh.

79. S/1408/07/F – SAWSTON (94 HIGH STREET)

Councillor Dr DR Bard (a local Member) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, in line with the amended recommendation in the report, subject to the nature of comments from the Local Highways Authority. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and to any additional Conditions recommended by the Local Highways Authority.

80. S/6432/07/RM - CAMBOURNE (GC29, PLOT 1, NEW HALL LANE)

The Committee **APPROVED** the Reserved Matters of siting, design, external appearance, means of access and landscaping, as amended by plans dated 20 August 2007 for the reason set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

81. S/1212/07/F AND S/1211/07/LB – ICKLETON (18 ABBEY STREET)

The Committee

- **APPROVED** Application S/1212/07/F, as amended by drawing numbers 05050-02/A date stamped 10 July 2007 and 05050-03/C and 05050-04/D date stamped 3 August 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.
- **APPROVED** Application S/1211/07/LB, as amended by drawing numbers 05050-03/C and 05050-04/D date stamped 3 August 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

Councillor JF Williams declared a personal and prejudicial interest by virtue of his friendship with the occupier of 20 Abbey Street. Under paragraph 12 of the Members' Code of Conduct, and after addressing the Committee as local Member, Councillor Williams withdrew from the Chamber, took no further part in the debate, and did not vote on either application.

Councillor Mrs DP Roberts was not present at the beginning of the debate, and abstained from voting on either application.

82. S/1823/06/F – FULBOURN (LAND ADJ 4 HOME FARM)

Mr. William Lusty, agent for the applicant, addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by

- letter, Design and Access Statement and drawings 23151/03 Revision C, 23151/06 Revision A, 23151/10 Revision D and 23151/52 date stamped 2 March 2007; and
- letter and drawings 23151/50 Revision A, 23151/51 Revision A, 23151/04 Revision D, 23151/05 Revision C, 23151/01 Revision F and 23151/07 Revision D date stamped 9 July 2007

for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the prior completion of a Section 106 Legal Agreement securing a contribution towards education provision and a revised car parking

layout that includes disabled parking provision, and Conditions referred to in the report.

83. S/0349/07/F – IMPINGTON (PARK FARM VILLA ROAD)

Marcia Whitehead, agent for the applicant, and Councillor MJ Mason, a local Member, addressed the meeting.

Prior to considering this application, Members attended a site visit on 3 September 2007. The Committee was **MINDED TO APPROVE** the application, as amended by plans received 12 July 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), and subject to the application being advertised as a departure from the Development Plan, being referred to the Secretary of State and not being called in for determination, to the Conditions referred to in the report, to additional Conditions requiring the re-routing of Heavy Goods Vehicles, to the screening of glasshouses (and mitigation of light pollution therefrom), to a restriction in the hours of operation, and to a Section 106 legal agreement relating to public art contribution.

Councillor MJ Mason, not a member of the Planning Committee, declared a personal interest as a member of Histon Parish Council and stated that he was approaching the matter afresh.

84. S/2463/06/F AND S/2464/06/LB – CONINGTON (MARSHALLS FARM, ELSWORTH ROAD)

The Committee noted that this application had been **WITHDRAWN FROM THE AGENDA**. The site visit planned for 3 September 2007 was cancelled.

85. S/1183/07/F – SWAVESEY (LAND ADJACENT 24 TAYLORS LANE)

Councillor Mrs SM Ellington (the local Member) addressed the meeting.

Prior to considering this application, Members attended a site visit on 3 September 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Environment Agency being satisfied with the revised Flood Risk Assessment, the dwelling not exceeding the height of no. 24 as a result, the support of the Local Highways Authority, the revisions requested by the Conservation and Design service, and safeguarding Conditions.

86. S/1154/07/F – HINXTON (EXTENSION TO WAREHOUSE BUILDING)

Reg Cullum, Agent for the applicant, and Councillor A Orgee, local Member, addressed the meeting.

The Committee **REFUSED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Hinxtton.

87. S/1060/07/F - PAMPISFORD (ICONIX, PAMPISFORD PARK, LONDON ROAD)

Justin Bainton (Agent for the applicant), Mr Mayo (a member of Pampisford Parish

Council) and Councillor A Orgee (local Member) addressed the meeting.

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein, a Condition protecting lizards, and any additional Conditions that might be required by the Local Highways Authority.

Councillor Mrs SA Hatton voted for refusal of the application.

88. S/1061/07/O - PAMPISFORD (PAMPISFORD PARK, LONDON ROAD)

Justin Bainton (Agent for the applicant), Mr Mayo (a member of Pampisford Parish Council) and Councillor A Orgee (local Member) addressed the meeting.

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein, a Condition protecting lizards, and any additional Conditions that might be required by the Local Highways Authority.

Councillor Mrs SA Hatton voted for refusal of the application.

89. S/1304/07/F - STEEPLE MORDEN (32 BOGS GAP LANE)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

90. S/1293/07/F & S/1292/07/LB – GAMLINGAY (38/40 CHURCH STREET)

The Committee **DEFERRED** this application for a site visit.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Gamlingay.

91. S/1282/07/F - GREAT SHELFORD (6 WOOLLARDS LANE)

John Pawley (Objector) and Bridget Hodge (Chairman, Great Shelford Parish Council Planning Committee) addressed the meeting.

Prior to considering this application, Members attended a site visit on 3 September 2007. The Committee **REFUSED** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being the adverse impact on the Conservation Area by virtue of the extent of the building and location of the car parking area being out of character with Woollards Lane, the adverse effect on the street scene, negative impact on landscaping and conflict with the Great Shelford Village Design Guide.

92. S/0956/07/F - GREAT SHELFORD (120 CAMBRIDGE ROAD)

Reg Cullum (Agent for the applicant) and Bridget Hodge (Chairman, Great Shelford Parish Council Planning Committee) addressed the meeting.

The Committee **APPROVED** the application, as amended by drawings received 9 August 2007 in accordance with the recommendation contained in the report of the Corporate Manager (Planning and Sustainable Communities) presented to the Planning Committee

meeting on 1 August 2007, without further reference to the Secretary of State, for the reasons set out in that report and subject to the Conditions referred to therein.

Councillor CR Nightingale declared a personal and prejudicial interest by virtue of being employed by the Applicant. He withdrew from the Chamber, took no part in the debate and did not vote.

Councillor JF Williams declared a personal interest by virtue of his acquaintance with a member of the cancer care committee.

93. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** a report on Appeals against planning decisions and enforcement action and, in particular, a summary of the following decision:

- Mr J Sheridan – Variation of condition to allow increased size of dayroom – Plot 10 Setchell Drove, Cottenham – Appeal allowed

94. TO RECEIVE THE MINUTES OF THE PLANNING SUB-COMMITTEE MEETINGS HELD ON 30 NOVEMBER 2006, 27 FEBRUARY 2007, 22 MARCH 2007 AND 18 JUNE 2007

The Committee **RECEIVED** the Minutes of the Planning Sub-Committee meetings held on 30 November 2006, 27 February 2007, 22 March 2007 and 18 June 2007.

The Meeting ended at 1.30 p.m.
