

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 October 2007 at 2.00 p.m.

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

Councillors: RE Barrett Mrs PM Bear
BR Burling Mrs JM Guest
Mrs SA Hatton SGM Kindersley
Mrs DP Roberts Mrs HM Smith
JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Peter Burns (Solicitor), Wayne Campbell (Principal Planning Officer - Cambridge City Edge), David Grech (Principal Conservation Officer), Ray McMurray (Area Planning Officer), Bob Morgan (Majors Champion), Rob Mungovan (Ecology Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer) and Paul Sexton (Area Planning Officer)

Councillors JD Batchelor, Mrs JE Lockwood, RMA Manning, A Riley and NIC Wright were in attendance, by invitation.

Apologies for absence were received from Councillors TD Bygott, Mrs CA Hunt and RJ Turner and from Gareth Jones (Corporate Manager, Planning & Sustainable Communities).

95. DECLARATIONS OF INTEREST

Councillor SGM Kindersley declared a personal interest as a Cambridgeshire County Councillor, with particular reference to Minute number 102 (Harlton).

96. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5 September 2007, subject to the following amendments:

- Min. 83 (Impington) – add reference to Marcia Whitehead as a public speaker and to Section 106 agreement, and re-word as appropriate so that the minute reads as follows:

“S/0349/07/F – HISTON AND IMPINGTON (PARK FARM VILLA ROAD) (SLIGHTLY RE-WORDED)

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.”

- Min. 85 (Swavesey) – delete reference to Marcia Whitehead as a public speaker.

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

Prior to considering this application, Members attended a site visit on 3 October 2007. The Committee **APPROVED** both applications for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), presented to the Committee on 5 September 2007, subject to the Conditions referred to in the current report.

Councillor SGM Kindersley declared a personal interest as a Trustee of the Sir John Jacobs Almshouses, adjacent to the site.

98. S/2307/06/F – HAUXTON (LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)

Roger Braithwaite of Zero Environment Ltd (agent for objector Mr Elliott), Jennie Daly of Harrow Estates (applicant), Tony Allason (Chairman of Hauxton Parish Council) and Councillor Janet Lockwood (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, including conditions addressing the concerns raised by the Environment Agency (referred to in paragraph 38 of the report), Highways Agency (paragraph 35) and the Council’s Ecology Officer (relating to bat and owl surveys and habitat restoration), and to wheel washing equipment.

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

Councillor JF Williams declared a personal interest as a former employee of, and in receipt of a pension from, Bayer Cropscience Ltd.

99. S/2308/06/F – HAUXTON (LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)

Dr Charles Turner (on behalf of Cambs Valley Forum, objector), Jennie Daly of Harrow Estates (applicant), Tony Allason (Chairman of Hauxton Parish Council) and Councillor Janet Lockwood (local Member) addressed the meeting.

The Committee was **MINDED TO GIVE OFFICERS DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in for determination, to the prior completion of a Section 106 Legal Agreement securing

- a Neighbourhood Equipped Area of Play within Hauxton village
- a Local Equipped Area of Play within the site
- contributions towards
 - the improvement in public transport provision;
 - the enhancement of cycleways along the A10;
 - enhancement of the Great Shelford health centre;
 - education facilities at Hauxton primary school;
 - the maintenance of the River Riddy walk and trees; and
- The provision of extra-care units on the site,

to the satisfactory resolution of outstanding issues (including the village hall, playing fields and listed building), withdrawal of the Environment Agency's objection (relating to the submitted Flood Risk Assessment) and withdrawal of the Highways Agency's Article 14 direction relating to the submitted transport assessment, and subject to the conditions listed in the report along with any others required in order to lift the outstanding objections.

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

Councillor JF Williams declared a personal interest as a former employee of, and in receipt of a pension from, Bayer Cropscience Ltd.

Councillors Mrs SA Hatton and Mrs DP Roberts voted to refuse the application.

100. S/1585/07/F – HARSTON (NO. 1 HURRELL'S ROW)

Susan Cole (objector), Lucy May-Gillings (applicant), and Mrs Funnell (Chairman of Harston Parish Council) addressed the meeting.

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 that the proposed dwelling would be overbearing and would cause a loss of light to 1A Hurrell's Row, contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework.

101. S/0673/07/F – HARSTON (CAREFIELD, BUTTON END)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to Conditions 1, 2 and 4 therein, Condition 3 being deleted.

Councillor Mrs DP Roberts was not present in the Chamber for this item, took no part in the debate and did not vote.

102. S/0878/07/F – HARLTON (60 HIGH STREET)

The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being the likely adverse effect on the amenities of the occupiers of the approved house by virtue of it being surrounded by the property of the Public House, contrary to Policy DP/3 of the Local Development Framework.

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

103. S/1327/07/F – LINTON (17-33 (ODD) AND 18-34 (EVEN), FLAXFIELDS)

Mark Newstead (Hereward Housing Association – the applicant) and Esther Cornell, Vice Chairman of the Linton Parish Council addressed the meeting.

Prior to considering this application, Members attended a site visit on 3 October 2007. The Committee **APPROVED** the application, as amended by plans and documents date stamped 28 August 2007 and 11 September 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the conditions referred to in the report together with additional conditions requiring the provision of bird and bat boxes and details about the bin store.

104. S/1390/07/RM – LONGSTANTON (LAND WEST OF LONGSTANTON)

Russell Drummond on behalf of David Wilson Homes (joint applicant with Peter Stroude) addressed the meeting.

The Committee **DEFERRED** the application pending the receipt of legal advice about encouraging the applicant's timely compliance with the obligations contained in the Section 106 Legal Agreement to deliver a bypass for Longstanton and transfer the land of the recreation ground extension to Longstanton Parish Council, and confirmation from Anglian Water of the timetable for improvements to be made to the foul drainage infrastructure.

105. S/0793/07/F – LONGSTANTON (HOME FARM)

Colin Hicks (objector) and Russell Drummond on behalf of David Wilson Homes (joint applicant with Peter Stroude) addressed the meeting.

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, subject to the resolution of outstanding issues relating to drainage and ecology, detailed in the report, and to support from Natural England, the receipt of a further revised site location plan, and appropriate safeguarding Conditions.

106. S/0093/07/RM – PAPWORTH EVERARD (LAND SOUTH OF CHURCH LANE AND WEST OF ERMINE STREET SOUTH)

Lee Melin, Agent for the applicant, and Paul Hicks, Chairman of Papworth Everard Parish Council Planning Committee attended the meeting, but withdrew their requests to address it.

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 officers' analysis of the Conditions required by the Parish Council and the applicant's willingness to accept each of those proposed Conditions, a final draft of which would be sent to the Parish Council prior to the issue of any decision notice.

107. S/1203/07/F – SAWSTON (BUILDING D, DERNFORD FARM)

Prior to considering this application, Members attended a site visit on 3 October 2007. The Committee **APPROVED** the application as amended by drawings date stamped 28 September 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and

an extra Condition limiting the number of forklift trucks on site and requiring them not to be fitted with audible reversing indicators.

Councillor Mrs SA Hatton declared a personal interest as Chairman of Sawston Parish Council's Planning Committee.

Councillor JF Williams declared a personal interest as a friend of the occupiers of Bridge End Cottage, Sawston Road, Sawston.

Councillor Mrs SA Hatton voted to refuse the application.

108. S/1090/07/F – GILDEN MORDEN (RECTORY FARM)

Peter Kirkpatrick (objector) addressed the meeting.

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

109. S/1350/07/O – WILLINGHAM (LAND ADJACENT 176 STATION ROAD)

Margaret Chadwick (objector) addressed the meeting.

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

110. FORMER LAND SETTLEMENT ASSOCIATION AGREEMENT AT FEN DRAYTON

The Committee **DEFERRED** this item to allow full consultation to take place with Fen Drayton Parish Council and to await adoption of relevant policy SP/9 of the South Cambridgeshire Local Development Framework.

111. REQUIREMENTS OF THE NATIONAL STANDARD APPLICATION FORM AND IMPLICATIONS FOR THE DEVELOPMENT CONTROL SERVICE

The Committee **RESOLVED** that the suggested timetable for consultation over a six-week period, as set out in Appendix 1 to the report, be approved, officers to report back to the Committee, following consultation, the intention being that Members adopt the suggested Local Validation List in early 2008. Officers undertook to ask Planning Portal to give a presentation to Members on the implications of the new procedure.

112. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** a report on Appeals against planning decisions and enforcement action, and received decision summaries relating to

- Terence Day – Use of site for storage of building materials, construction of building, siting of two steel storage containers and parking of caravan – Land at Quarry Lane, Haslingfield – Appeal against enforcement notice allowed in part.
- Harrod Associates – Erection of an office building following demolition of existing building – 7 St Peter's Street, Duxford – Appeal allowed

113. ENFORCEMENT ACTION

The Committee noted a report on enforcement action ongoing as at 3 October 2007.

The Meeting ended at 7.20 p.m.
