

PLANNING COMMITTEE

WEDNESDAY, 5 AUGUST 2009

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 5 August 2009. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior, 08450 450 500.

- 1. S/2307/06/F - HAUXTON (LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)**
The Committee approved the application, subject to the prior completion of a suitable Section 106 Legal Agreement including an obligation to secure agreement from Atkins or other specialist consultant to act as an impartial and independent expert tasked with producing a report confirming the achievement of proper remediation of the site and providing a collateral warranty for the benefit of South Cambridgeshire District Council, and subject to the Conditions referred to in the report, amended as necessary as a result of further consultation and negotiation.
- 2. S/2014/08/O - HAUXTON (AT LAND TO THE EAST OF THE A10 KNOWN AS THE FORMER BAYER CROPSCIENCE LTD SITE)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reasons:** increase in the proposed density over that anticipated in Policy SP/7 of the Submission Draft Site Specific Policies Development Plan Document (January 2006) to form part of the South Cambridgeshire Local Development Framework, and the absence of any increased affordable housing provision above a scheme for 70 Extra Care Housing Units.
- 3. S/0622/08/RM - ORCHARD PARK (LAND NORTH OF CHIEFTAIN WAY BETWEEN LAND PARCELS E1 AND E2 ADJACENT A14)**
The Committee approved details of reserved matters of access, appearance, landscaping, layout and scale, as amended by plans date stamped 2 June 2009, subject to additional Conditions addressing the matters referred to in the report from the Corporate Manager (Planning and Sustainable Communities).
- 4. S/0821/09/F - LINTON (LAND TO THE NORTH OF 42 BACK ROAD)**
The Committee approved the application, as amended by drawing numbers 20A, 21A, 22B and 23A date stamped 17 July 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).
- 5. S/0843/09/F - LINTON (30 HILLWAY)**
The Committee approved the application, as amended by drawing number HWL-02 Rev. B date stamped 20 July 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).
- 6. S/0177/03/F - MELDRETH (BIDDALLS BOULEVARD, KNEESWORTH ROAD)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reasons:** Intensification resulting in the need to provide a safe pedestrian route towards the village contrary to policy DP/3 of the South Cambridgeshire Local Development

Framework 2007, and the premature nature of the application in the context of the emerging Gypsy and traveller Development Plan Document.

- 7. S/0564/09/F - MILTON (6 SUNNINGDALE PARK, CHESTERTON FEN ROAD)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reasons:** the danger of setting a precedent were a dayroom of such size and scale to be permitted, and failure by the applicant to demonstrate very special circumstances for an increased size in day room over and above that permitted at Appeal.
- 8. S/0628/09/F - FEN DRAYTON (14 COLLEGE FARM COURT)**
The Committee approved the application as recommended in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and an extra Condition prohibiting the inclusion of further windows.
- 9. S/0446/09/F - FEN DRAYTON THE OLD SCHOOL, HIGH STREET**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reasons:** Highway and traffic issues, the absence of an adequate turning circle, and conflict with policy DP/3 of the South Cambridgeshire Local Development Framework 2007.
- 10. S/0741/09/F - GREAT WILBRAHAM (LAND TO THE SOUTHEAST OF 1 BUTT LANE)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reasons:** Conflict with Policies HG/5 and CH/5 of the South Cambridgeshire Local Development Framework 2007 because of density and impact on, and harm to, the Conservation Area and the rural character of the lane.
- 11. S/0368/09/F - LANDBEACH (NEBI - TARI, ELY ROAD, LANDBEACH)**
The Committee refused the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).
- 12. S/0705/09/F - OVER (52 THE LANES)**
The Committee approved the application as recommended in the report from the Corporate Manager (Planning and Sustainable Communities).
- 13. S/1678/05/F - WESTON COLVILLE (AT LAND ADJ. 33 MILL HILL)**
The Committee refused the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). **Reason:** the inadequate contribution towards the provision of affordable housing, contrary to Policy HG/3 of the South Cambridgeshire Local Development Framework 2007.
- 14. S/0251/09/F - COTTENHAM (AT LAND TO THE SOUTHEAST OF 2 EVERSLEY CLOSE)**
The Committee approved the application, subject to the Conditions referred to in the report and an extra Condition requiring the gable ends to be entirely cladded in boarding, with high level windows removed.
- 15. S/0572/09/F - DUXFORD (LAND TO THE SOUTH OF STATION ROAD WEST)**
The Committee approved the application as recommended in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

- 16. S/0665/09/F & S/0667/09/LB - FULBOURN (BUILDINGS AND LAND TO NORTH OF COACH HOUSE, FULBOURN MANOR, MANOR WALK)**
The Committee gave officers delegated powers to refuse the application, as amended by letter and drawings date stamped 5 August 2009, for the reasons (other than reference to photovoltaic cells) set out in the report from the Corporate Manager (Planning and Sustainable Communities), with revisions to address comments received and subject to Fulbourn Parish Council not raising any new material planning considerations.
- 17. S/0662/09/F - FULBOURN (FULBOURN MILL, WILBRAHAM ROAD)**
The Committee gave officers delegated powers to approve the application as report, subject to the satisfactory conclusion of discussions with South Cambridgeshire District Council's Health and Environmental Services aimed at minimising noise nuisance, confirmation of details in relation to access for fire vehicles, and provision of public art.
- 18. S/0698/09/F LITTLE GRANSDEN (84 MAIN ROAD)**
The Committee deferred the application for a site visit.
- 19. PROPOSED PUBLIC FOOTPATH DIVERSION - HATLEY**
The Committee resolved that a Public Path Diversion Order be made to divert part of Public Footpath no.13 Hatley from its existing route to the proposed new route, as shown on the map attached to the report, and requested that Cambridgeshire County Council draft an Order for sealing by South Cambridgeshire District Council.

