

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 January 2010 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor Robert Turner – Vice-Chairman

Councillors:	Val Barrett	John Batchelor
	Brian Burling	Janice Guest
	Sally Hatton	Sebastian Kindersley
	Mervyn Loynes	Mike Mason (substitute)
	Charles Nightingale	Hazel Smith
	John Williams	

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Team Leader (West)), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Brian Heffernan (Environmental Protection Team Leader), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Michael Jones (Senior Planning Assistant), Ray McMurray (Principal Planning Officer (East)), Andrew Phillips (Planning Officer), Melissa Reynolds (Team Leader (East)), Ian Senior (Democratic Services Officer) and Paul Sexton (Principal Planning Officer (West))

Councillors Frances Amrani, Liz Heazell, Ray Manning, Bridget Smith, Jim Stewart, Susan van de Ven and Nick Wright were in attendance, by invitation.

Apologies for absence were received from Councillors Trisha Bear and Peter Topping.

100. GENERAL DECLARATIONS OF INTEREST

Councillor John Batchelor declared a personal interest as a Cambridgeshire County Councillor.

Councillor Sebastian Kindersley declared a personal interest as a Cambridgeshire County Councillor, especially in relation to Minute nos. 110 (Haslingfield, a parish within his electoral division of Gamlingay), 112 (Impington, where the public speaker objecting to the application was an officer at Cambridgeshire County Council) and 113 (Cambridgeshire Guided Busway, as a member of the applicant local authority).

101. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 2 December 2009.

102. S/1356/09/F - MELBOURN (PLASMON DATA SYSTEMS UK LTD HEADQUARTERS, WHITING WAY, MELBOURN)

Steven Moore (on behalf of the applicant, the East of England Ambulance Service NHS Trust), Mike Sherwen (Melbourn Parish Council) and local County Councillor Susan van de Ven addressed the meeting.

The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), Conditions 2 and 3 relating to landscaping being varied slightly. Members asked officers to consult

Cambridgeshire County Council with a view to establishing a liaison Committee consisting of the East of England Ambulance Service, Melbourn Parish Council, local Members and others as seen appropriate.

103. S/1134/09/F - WILLINGHAM (2 CADWIN FIELD, SCHOLE ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **approved** the application for a temporary period up to 18 August 2012, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to an additional Condition that the Consent be personal to the applicant only.

104. S/1568/09/F - WILLINGHAM (1 LONGACRE, MEADOW ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to an additional Condition that the Consent be personal to the applicant only

105. S/1593/09/F - BARTON (74 WIMPOLE ROAD)

The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and an additional Condition requiring the applicant to maintain the fencing along the northern and eastern boundaries between the site and the Leys.

106. S/1583/09/O - HIGHFIELDS CALDECOTE (LAND IN REAR GARDEN OF 97-99 WEST DRIVE FOR MR PHIL WRIGHT)

The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

107. S/1435/09/F - COTTENHAM (COTTENHAM VILLAGE COLLEGE, HIGH STREET)

The Committee gave officers **delegated powers to approve** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), a revised location plan edged red, serving of ownership certificates and no new material planning objections being raised as a consequence that cannot be satisfied by the recommended conditions, confirmation of no further objections raised by Conservation, Trees or Landscape Officers, additional Conditions requiring: removal of the compound upon completion of the works; access to the compound to be through the College grounds only; details of construction method for pile driven foundations; and additional travel plan and cycle parking conditions set out within the 13th January Update. Members asked officers, prior to issuing a decision notice, to seek advice about drainage from the relevant Internal Drainage Board and adoption of a 20mph speed limit from the Local Highways Authority and clarification that the correct car parking standard had been applied.

108. S/0113/08/F - HATLEY (BARN FARM, EAST HATLEY)

Simon Keith (Chairman, Hatley Parish Council) and Councillor Bridget Smith (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 13 January 2010. The Committee gave officers **delegated powers to approve** the application for a temporary period of two years, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to the determination of functionality.

Councillor Sebastian Kindersley declared a personal and prejudicial interest as an immediate neighbour to the application site, withdrew from the Chamber, took no part in the debate and did not vote.

109. S/1547/09/F - HARDWICK (73 ST NEOTS ROAD)

Andy Pearson (applicant) and Councillor Jim Stewart (local Member) addressed the meeting.

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for approval as being that, while the development, by virtue of floorspace and height, amounted to inappropriate development in the Green Belt, the very special circumstances outlined by the applicant were considered sufficient clearly to outweigh the harm that would otherwise be caused to the rural character and openness of the Green Belt. There was therefore no conflict with Policies HG/6, GB/1 and GB/2 in the South Cambridgeshire Local Development Framework 2007.

110. S/1418/09/F - HASLINGFIELD (LAND COMPRISING 12 WISBEY'S YARD AND 1 AND 3 FOUNTAIN LANE)

Chris Swain (objector) and Councillor Liz Heazell (both as local Member and as representative of Haslingfield Parish Council) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 13 January 2010. The Committee gave officers **delegated powers to approve** the application, as amended by plans date stamped 18 November 2009, subject to additional detailing for plots 6-9.

Councillor Sebastian Kindersley declared a personal interest as a Cambridgeshire County Councillor, because his electoral division of Gamlingay includes the parish of Haslingfield.

111. S/1492/09/F - HISTON (LAND TO THE NORTH-EAST OF 24 & 26 COTTENHAM ROAD)

Philip Kratz (applicant's agent) and David Thurman (Histon Parish Council) addressed the meeting.

The Committee **approved** the application, as amended by plan nos. EDG/09/36/9b and EDG/09/36/6b date stamped 26 November 2009, subject to Conditions 1, 2 and 4 to 11 (Condition 3 being deleted) referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

112. S/1467/09/F - IMPINGTON (LAND TO THE NORTH-EAST OF 37 CAMBRIDGE ROAD)

Joseph Whelan (objector) and Brian Ing (Impington 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

reason for refusal as being the proposal's adverse impact on residential amenity by virtue of it overlooking the neighbour's property and being overbearing on it, and by virtue of increased on-street parking. The proposal would adversely impact on the character and appearance of the area

Councillor John Batchelor declared a personal interest because the public speaker objecting to the application is an officer at Cambridgeshire County Council of which Councillor Batchelor is an elected Member.

Councillor Sebastian Kindersley declared a personal interest because the public speaker objecting to the application is an officer at Cambridgeshire County Council of which Councillor Kindersley is an elected Member.

113. C/6/9/1A - HISTON AND IMPINGTON (HISTON AND IMPINGTON BUS STOPS, STATION ROAD)

The Committee gave officers **delegated powers to discharge** Condition 5, subject to the erection of the agreed fencing.

Councillor Sebastian Kindersley declared a personal interest as an elected Member of the applicant local authority.

Councillor John Batchelor declared a personal interest as an elected Member of the applicant local authority.

114. S/1255/09/F - LINTON (7 BAKERS LANE)

Chris Woods (objector) and Enid Bald (Linton Parish Council) addressed the meeting.

The Committee **approved** the application, as amended by drawing number DD 431.01E, date stamped 12 November 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

115. S/1695/09/F - LONGSTANTON (TO THE NORTH-WEST OF 71-74 MAGDALENE CLOSE) - WITHDRAWN

The Committee noted that this application had been **withdrawn**.

116. S/1145/09/F - PAPWORTH EVERARD (64 PAPWORTH BUSINESS PARK, STIRLING WAY)

Mark Hulme (applicant), Paul Hicks (Papworth Everard Parish Council) and Councillor Nick Wright (a local Member) addressed the meeting.

The Committee **approved** the application, subject to additional comments by the Environmental Health Officer, and Conditions limiting deliveries to the supported time and not before, and to further restrict additional mezzanines for the building.

117. S/1669/05/F - TEVERSHAM (REDWINGS DEVELOPMENT FORMALLY KNOWN AS 750-754 NEWMARKET ROAD)

Councillor Frances Amrani (local Member) addressed the meeting.

The Committee

(a) **approved** a variation of the Section 106 Legal Agreement to allow the renting of

the affordable units on the open market on an Assured Shorthold Tenancy basis for a period until 30 June 2011; and detach the occupation of the free market dwellings from the occupation of the affordable units and replace it with suitably worded alternative safeguarding clause; and

- (b) **deferred** making a decision as to whether or not to accept a commuted sum in lieu of affordable housing on-site until officers had agreed a valuation with the developers and received satisfactory evidence from an independent valuer that the viability of the scheme would otherwise be at risk.

118. **APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **noted** a report on Appeals against planning decisions and enforcement action, and a summary of decisions relating to

- HR Properties Ltd – Outline application for affordable housing – Land adjacent to St George's Court, Impington – Appeal dismissed
- Turnstone Estates Ltd – Erection of 120 bed hotel and restaurant – Land between A14 eastbound on-slip road and Cambridge Road, Milton – Appeal dismissed

119. **ENFORCEMENT ACTION**

The Committee **noted** a report on enforcement action ongoing as at 13 January 2010.

The Meeting ended at 6.55 p.m.
