

## PLANNING COMMITTEE

WEDNESDAY, 12 JANUARY 2011

### DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 12 January 2011. 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, 03450 450 500.

- 1. S/1687/10 - GREAT SHELFORD - 36-38 WOOLLARDS LANE.**  
The Committee approved the rectangular signs to side elevations, subject to the Condition set out in the report from the Corporate Manager (Planning and New Communities), but refused the proposed fascia sign to the front elevation by virtue of its modern projecting lettering and use of non-traditional acrylic materials being unduly prominent and unsympathetic in appearance within the special historic centre of Great Shelford, designated as a Conservation Area. Members considered the fascia sign to be contrary to the requirements of Policies CH/4 and CH/8 of the South Cambridgeshire Development Control Policies Development Plan Document 2007, the South Cambridgeshire Development Affecting Conservation Areas Supplementary Planning Document 2009, the Great Shelford Village Design Statement and Planning Policy statement 5 (Planning for the Historic Environment), all of which require advertisements either to preserve or enhance the character and appearance of Conservation Areas and to contribute positively to the appearance of an attractive and cared-for environment.
- 2. S/1688/10 - GREAT SHELFORD - 36-38 WOOLLARDS LANE.**  
The Committee refused the application to install an Automated Teller Machine (ATM) for the reasons set out in the report from the Corporate Manager (Planning and New Communities).
- 3. S/1689/10 - GREAT SHELFORD - 36-38 WOOLLARDS LANE.**  
The Committee deferred the application to install plant and associated fencing in order to allow officers to assess its impact in terms of noise and traffic congestion, reference being made to relevant policies contained in the South Cambridgeshire Local Development Framework 2007, and such assessment taking into account impact at various times of the day and evening. Members instructed officers to present a further report to a future meeting of the Planning Committee so that a final decision could then be made.
- 4. S/1690/10 - GREAT SHELFORD - 36-38 WOOLLARDS LANE.**  
The Committee refused the application to alter the shop front. Reasons: Members considered that the proposed alterations would not enhance, and would be inconsistent with, the character of the Conservation Area, and would detract from the local vernacular when compared with the previous shop front. As such, the proposal conflicted with policies CH/5 and CH/9 of the South Cambridgeshire Local Development Framework 2007.
- 5. S/1642/10 - GREAT SHELFORD - 28 HINTON WAY**  
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

- 6. S/1776/10 - GREAT SHELFORD - 11 HIGH GREEN**  
The Committee approved the application subject to the Conditions set out in the report, Conditions 2 and 7 being amended as indicated in the update report from the Corporate Manager (Planning and New Communities), and additional Conditions requiring the submission of details of the parking area layout and of a landscaping scheme acceptable to the Local Planning Authority.
- 7. S/1745/10 - COMBERTON - 17 LONG ROAD**  
The Committee refused the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Reasons: The alterations and extension of the garage would materially alter its size and massing such that it would appear unduly overbearing on the outlook from, and increase the existing level of overshadowing of the surrounding residential properties. As such the proposal would unacceptably affect the existing level of amenity enjoyed by the neighbouring occupiers contrary to SCDC LDF DPD Policy DP/3 which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity. The changes to the size and massing of the existing garage and the changes to its roof would give it an incongruous appearance and the appearance of a dwelling when viewed from adjoining properties to the detriment to the visual amenity of the surrounding area. As such the proposal would unacceptably affect the existing level of amenity enjoyed by the neighbouring occupiers contrary to SCDC LDF DPD Policy DP/2 which states that all new development must be of high quality design and as appropriate to the scale and nature of the development should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting and design in relation to the surrounding area; and to Policy DP/3 which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity.
- 8. S/1765/10 - COTTENHAM - 22 RAMPTON ROAD**  
The Committee approved the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 9. S/1831/10 - FULBOURN - LOCKSLEY HOUSE COXS DROVE**  
The Committee approved the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Reason: Members considered that the proposal posed no significant harm in planning or conservation terms. Appropriate safeguarding Conditions would be attached to the Decision Notice.
- 10. S/1846/10 - FULBOURN - LOCKSLEY HOUSE COXS DROVE**  
The Committee refused the application for the reason set out in the report from the Corporate Manager (Planning and New Communities).
- 11. S/0663/10 - GAMLINGAY - LAND AT AND TO THE S/E OF 76 CINQUES ROAD**  
The Committee approved the application subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 12. S/1848/10 - GIRTON - 17 ST MARGARETS ROAD**  
The Committee approved the application, as amended by drawings numbered 10/29/03 B and 10/29/02 B date stamped 29 November 2010, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

- 13. S/1624/10 - LONGSTANTON - ST MICHAEL'S MOUNT, ST MICHAELS**  
The Committee approved the application, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 14. S/1811/10 - LONGSTANTON - 14 THATCHERS WOOD**  
The Committee approved the application to extend the time limit for implementation of extant planning permission S/0996/07/F, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).
- 15. S/1602/10 - THRILOW - 1 FOWLMERE ROAD**  
The Committee approved the application, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Reason: Members considered that the proposal would not lead to any significant loss of privacy for neighbouring properties. The Decision Notice would refer to relevant policies within the South Cambridgeshire Local Development Framework 2007 and contain appropriate safeguarding Conditions.