

PLANNING COMMITTEE

WEDNESDAY, 4 FEBRUARY 2015

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 4 February 2015. 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/2658/14/FL - FOXTON (LAND AT HILL FARM, FOWLMERE ROAD)**
The Committee gave officers delegated authority to approve the application, subject to:

 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards public open space and community facilities, and the affordable gousing in perpetuity;
 2. Outstanding comments from, and any further work required by, Cambridgeshire County Council's Archaeology Service; and
 3. The Conditions referred to in the report from the Planning and New Communities Director.

- 2. S/2424/14/FL - BARRINGTON (CHURCH MEADOWS, HASLINGFIELD ROAD)**
The Committee gave officers delegated authority to approve the application, subject to:

 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards public open space, community facilities, and waste receptacles; and
 2. The Conditions referred to in the report from the Planning and New Communities Director.

- 3. S/2676/14/FL - LONGSTANTON (1 FAIRVIEW)**
The Committee gave officers delegated authority to approve the application, subject to:

 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards public open space, community facilities, waste receptacles, and monitoring and legal fees;
 2. The Conditions and Informatives referred to in the report from the Planning and New Communities Director; and
 3. An additional Condition (as agreed with the applicant) requiring the two windows on the first floor south east elevation and serving a kitchen and bathroom to be either hi-level or obscure glazed in order to prevent overlooking.

- 4. S/2798/14/FL - SHEPRETH (SHEPRETH WILDLIFE PARK, STATION ROAD)**
The Committee approved the application, subject to the Conditions set out in the report from the Planning and New Communities Director.

5. S/2753/14/VC - STAPLEFORD (12 AYLESFORD WAY)

The Committee approved the application, subject to the Conditions and Informative set out in the report from the Planning and New Communities Director.

6. S/2851/14/VC - WATERBEACH (ROBSON COURT)

The Committee gave officers delegated powers to approve the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 regulating the provision and occupation of the development, and to the Conditions set out in the report from the Planning and New Communities Director.

7. S/1691/14/FL - PAPWORTH EVERARD (CROWS NEST FARM, ERMINE STREET)

The Committee approved the application, subject to the Conditions referred to in the report from the Planning and New Communities Director, and to the following Informatives:

1. Public Byway No.2 Papworth must remain open and unobstructed at all times (it is an offence under Section 137 of the Highways Act 1980 to obstruct a public Highway).
2. No alteration to the footpath surface is permitted without consent from Cambridgeshire County Council (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
3. Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (Section 154 Highways Act 1980).
4. The granting of planning permission does not entitle a developer to obstruct a public right of way (Circular 1/09 para 7.1).

8. S/1681/14/FL - FEN DRAYTON (HORSE AND GROOM STREET)

The Committee gave officers delegated authority to approve the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing financial contributions towards public open space, community facilities, waste receptacles, and monitoring and legal fees; and
2. The Conditions referred to in the report from the Planning and New Communities Director.

9. S/2457/14/FL - CASTLE CAMPS (LAND ADJACENT TO EAST VIEW, HAVERHILL RD)

The Committee refused the application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being encroachment into the countryside, contrary to Policy DP/7 (Development Frameworks) of the South Cambridgeshire Local Development Framework 2007, and the need to guard against incremental growth.

Members resolved to take enforcement proceedings as might be indicated, including the issue of Enforcement Notices and a notice under Section 215 of the Town and Country Planning Act 1990 as officers consider appropriate, with three-months allowed for compliance, in respect of the unauthorised change of use from agricultural land outside the development framework to use as garden land, and the unauthorised use of part of the site as a builder's yard, which was considered detrimental to visual amenity.

10. S/2534/14/FL - CASTLE CAMPS (HIGHBANKS HOUSE, CAMPS END)

The Committee approved the application, contrary to the recommendation in the report from the Planning and New Communities Director, subject to the imposition of safeguarding Conditions relating to, among other things, materials and landscaping. Members agreed the reasons for approval as being that

1. The proposed replacement dwelling, despite the scale of the two storey rear element and its impact on the design of the dwelling, would not have an unacceptable impact on the visual amenity of the area and would not materially increase the impact of the site on its surrounding to the detriment of the openness and the character of the countryside; and
2. The proposal was compliant therefore with Policies DP/2, DP/3 and HG/7 of the South Cambridgeshire Local Development Framework 2007.

11. S/2431/14/FL - COMBERTON (APPLE TREE DENTAL PRACTICE, 3 WEST STREET)

The Committee noted that this application had been removed from the agenda because Comberton Parish Council had withdrawn its objection so that its recommendation no longer conflicts with that of Planning Officers. As such, the application would now be determined in accordance with the Planning Committee's Scheme of Delegation.

12. S/2646/14/FL - GIRTON (65 CAMBRIDGE ROAD)

The Committee deferred this item for a site visit.