

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 February 2015 at 10.00 a.m.

PRESENT: Councillor Lynda Harford – Chairman
Councillor Brian Burling – Vice-Chairman

Councillors: David Bard (substitute) Anna Bradnam
Pippa Corney Kevin Cuffley
Tumi Hawkins Caroline Hunt
Sebastian Kindersley David McCraith
Deborah Roberts Tim Scott
Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Gary Duthie (Senior Lawyer), John Koch (Planning Team Leader (West)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Dan Smith (Planning Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Senior Planning Officer)

Councillor Nick Wright was in attendance, by invitation.

1. APOLOGIES

Councillor Ben Shelton sent Apologies for Absence. Councillor David Bard was his substitute.

2. DECLARATIONS OF INTEREST

Members made declarations as follows:

Councillor Sebastian Kindersley

Non pecuniary interest In respect of Minute 5 (S/2424/14/FL in Barrington) as having been present, as the local County Councillor, when this application was discussed by Barrington Parish Council. Councillor Kindersley did not contribute to the debate at the Parish Council meeting and was now considering the matter afresh.

Councillor Deborah Roberts

Non-pecuniary Interest in respect of Minute 4 (S/2658/14/FL in Foxton) as having made initial contact with the landowner but having had no other involvement. Councillor Roberts had not attended the parish council meeting when the application was considered, and was considering the matter afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 14 January 2015.

4. 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 housing 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

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

Frazer Stannard (applicant) and Dr. Chris Howlett (Papworth Everard Parish Council) addressed the meeting.

During the course of the public speaking, Members noted comments about

- The desirability for the company to operate from a building it had renovated
- Employment benefits for the village
- Noise
- The Parish Council's preference for the company to operate from the Business Park
- Traffic congestion along the A1198
- The lack of pedestrian and cycle access

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).

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

Sue Kerr (objector), Robert Fogg (applicant) and Councillor Nick Wright (a local Member) addressed the meeting.

During the course of the public speaking, Members noted comments about

- The reduction in natural light and sunlight for the neighbour
- The neighbour's view would be of a brick wall
- The overshadowing and dominant nature of the proposal
- Traffic congestion
- A desire to reduce the size of the garden
- The openness of the Conservation Area, which is neither preserved nor enhanced by the proposal
- Opposition to the proposal from Fen Drayton Parish Council

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.

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

The Senior Lawyer reminded the Committee that it was necessary to determine the application in the context of the shortfall in South Cambridgeshire District Council's five-year land supply. Responding to Members' concerns, he added that the poorly maintained condition of the site was not a material planning consideration.

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 and the need to guard against incremental growth contrary to Policy DP/7 (Development Frameworks) of the South Cambridgeshire Local Development Framework 2007.

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.

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

Karen Forbes (applicant) addressed the meeting. She made the following points:

- The proposal is needed in order to accommodate a family that has outgrown the current dwelling
- Castle Camps Parish Council supports
- Neighbours support
- Happy to landscape

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.

14. 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.

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

Tom Horner (objector) addressed the meeting. He made the following comments:

- A two-bedroom property was being replaced with a four-bedroom one
- Loss of sunlight to neighbouring property
- Overlooking leading to a loss of privacy
- Biodiversity issues
- Concerns about design

The Committee **deferred** this item for a site visit.

16. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action.

17. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 12.30 p.m.
