

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 December 2014 at 10.00 a.m.

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

Councillors: Anna Bradnam Pippa Corney
Kevin Cuffley Tumi Hawkins
Caroline Hunt Sebastian Kindersley
David McCraith Deborah Roberts
Tim Scott Ben Shelton
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)), Karen Pell-Coggins (Senior Planning Assistant), Tony Pierce (Interim Development Control Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Charles Swain (Principal Planning Enforcement Officer) and David Thompson (Senior Planning Officer)

Councillors David Bard, Val Barrett, Jose Hales, Charles Nightingale, Tony Orgee, Robin Page and Peter Topping were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Members made declarations as follows:

Councillor Anna Bradnam	Non-pecuniary Interest in respect of Minute 7 (S/1687/14/FL in Thriplow) as having a connection with the company that uses the land adjoining (associated with) the application in her capacity as a crop inspector. Councillor Bradnam has no connection with the applicant or the application itself.
Councillor Kevin Cuffley	Non pecuniary interest In respect of Minute 4 (02/14/SC in Sawston) as a member of Sawston Parish Council but considering the matter afresh.
Councillor Dr. Tim Scott	Non-pecuniary Interest in respect of Minute 8 (S/0906/14/FL in Comberton) as a member of Comberton Parish Council but considering the matter afresh.
Councillor Ben Shelton	Non-pecuniary Interest in respect of

Minute 6 (S/0906/14/FL in Great Shelord) as a member of Great Shelford Parish Council but 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 5 November 2014.

4. S/2409/14/FL- SAWSTON (LAND NORTH OF DALES MANOR BUSINESS PARK, WEST WAY)

Councillor Robin Page (objector), Luke Simpson (applicant's agent), Councillor David Bard (a local Member) and Councillor Tony Orgee (the Member for the adjoining village of Babraham) addressed the meeting.

During the course of the public speaking, Members noted

- Arguments that agricultural land was needed more for food production, and that the application might not entirely be driven by the concept of renewable energy
- An observation that the UK lacked an integrated land use policy
- Food security and deficit concerns
- Alternative positioning of solar panels
- Efforts made by the applicant to address the concerns raised by Members at the Planning Committee meeting on 5 November 2014
- The impact on the Green Belt, already under pressure around Sawston
- Viability
- Impact on the 'green separation' between Sawston and Babraham
- Harm to the Green Belt not outweighed by the benefits offered by the proposal
- Detrimental impact on the area

The Senior Lawyer reminded Members to restrict their deliberations to material planning considerations, and community benefits that were capable of being required by the Local Planning Authority, by means of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, in order to make acceptable a planning application that would otherwise be unacceptable.

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 that no very special circumstances had been demonstrated for the development that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm from coalescence

5. S/1885/14/FL - PAMPISFORD (LAND ADJ 3 HAMMOND CLOSE)

Councillor Tony Orgee delivered a statement on behalf of Pampisford Parish Council, and also addressed the meeting as local Member. He said that a number of objections submitted via the Council's website, appeared not to have been considered in preparing the Committee report.

The Committee **deferred** the application so that further consideration could be given to all representations received from the public.

6. S/2005/14/FL- GREAT SHELFORD (CAIUS FARM, CHERRY HINTON ROAD)

Members visited the site on 2 December 2014.

Dr. Lynn Morgan (Chief Executive of the Arthur Rank Hospice Charity) and Councillor Charles Nightingale (a local Member) addressed the meeting.

During the course of the public speaking, Members noted

- Highway concerns, and a request that South Cambridgeshire District Council urge Cambridgeshire County Council as Local Highways Authority to reduce the 60mph speed limit along Cherry Hinton Road.
- The very special circumstances outweighing any harm to the Green Belt

The Committee considered that very special circumstances existed for the development that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm and gave officers **delegated powers to approve** the application, subject to it being referred to the Secretary of State as a Departure from the Development Plan, and not being called in for determination.

7. S/1687/14/FL- THRILOW (LAND TO THE EAST OF CHURCH STREET)

Aly Anderson (objector), Ed Smith (applicant's agent), Jane Gough (Thriplow Parish Council) and Councillor Peter Topping (local Member) addressed the meeting.

During the course of the public speaking, Members noted

- Cumulative effect of solar farms
- Urbanisation of the Green Belt
- The proposal was described as being out of keeping with its surroundings
- Adverse visual impact from nearby public rights of way
- Adverse impact on bridleway amenity
- Absence of any special circumstances that would otherwise outweigh harm to the Green Belt
- Biodiversity benefits
- Inappropriate development
- No objection from the Imperial War Museum, Duxford

The Senior Lawyer referred Members to his written note detailing his observations on representations submitted by Richard Buxton Environmental & Public Law via letters dated 1 October 2014 and 24 November 2014. He reminded Members to restrict their deliberations to material planning considerations, and community benefits that were capable of being required by the Local Planning Authority, by means of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, in order to make acceptable a planning application that would otherwise be unacceptable.

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 that no very special circumstances had been demonstrated for the development that would clearly outweigh the harm to the Green Belt through inappropriateness, and other harm through an adverse impact on views from, and enjoyment of, public bridle path numbers 4 and 8.

8. S/2159/14/FL - COMBERTON (12 BARTON ROAD)

Councillor Tim Scott (local Member) delivered a statement from Comberton Parish Council which Highlighted

- the post office's location within, and the proposal's impact upon, the Conservation Area
- car parking issues

On his own account, Councillor Scott highlighted the importance of effective security measures for such a business.

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

9. S/2048/14/FL - MELBOURN (LAND OFF VICTORIA WAY)

Members visited the site on 2 December 2014.

Shane Lawrence (objector), Ray Houghton (agent) with Richard Parry, and Councillors Val Barrett and Jose Hales (local Members) addressed the meeting,

During the course of the public speaking, Members noted

- The relationship between the current application and the emerging Local Plan's aspiration for the site, such Plan currently being assessed by an Inspector for soundness
- The public engagement that had taken place
- Sustainability
- That the developer was local
- That Melbourn residents would be given first option when it came to affordable housing

The Senior Lawyer reminded Members that anyone could make a planning application so long as it was in accordance with policy. The current policy framework existed in the Local Development Framework 2007 and the National Planning Policy Framework. The application should be assessed against those policies and in the context of material planning considerations.

The Committee gave officers **delegated powers to approve** the application subject to:

1. If required in policy terms following changes to National Planning Practice Guidance on 28 November, the prior completion of a Legal Agreement, under Section 106 of the Town and Country Planning Act 1990, securing financial contributions in respect of public open space, community facilities, education, health and public art;
2. Submission of an acceptable, amended plan showing reduced height of the flats along the south eastern edge of the development, and realigned dwellings and landscaping; and
3. The Conditions referred to in the report from the Planning and New Communities Director.

10. S/2008/14/FL - MELBOURN (THE STAR, 29 HIGH STREET)

The Committee gave officers **delegated powers to approve** the recommendation, subject to:

1. a reduction in the scale and form of the proposed dwelling on Plot 3;
2. If required in policy terms following changes to National Planning Practice Guidance on 28 November, the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of two affordable dwellings, and financial contributions towards public open space and community infrastructure; and
3. the Conditions referred to in the report from the Planning and New Communities Director.

11. S/1240/14/FL - MELDRETH (1 STATION ROAD)

Councillors Val Barrett and Jose Hales (local Members for the adjacent parish of Melbourn) addressed the meeting. They commented as follows:

- The site was very visible
- The land should remain free of development
- This was the wrong location for this proposal

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

12. ENFORCEMENT REPORT

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

13. 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 2.12 p.m.
