

**PLANNING COMMITTEE**  
**WEDNESDAY, 4 NOVEMBER 2015**

**DECISIONS**

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 4 November 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 democratic.services@scambs.gov.uk.

**1. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 October 2015.

The Chairman had not yet signed the minutes of the meeting held on 2 September 2015 although given authority to do so. A significant drafting error had been identified, and corrected as follows:

**S/1291/15/FL - Horseheath (The Stables, Haverhill Road)**

**Deleted**

The Committee **approved** the application subject to the Conditions and Informative set out in the report from the Planning and New Communities Director, and an additional Condition removing Permitted Development Rights.

**Replacement text**

The Committee gave officers **delegated powers to approve** the application subject to the satisfactory completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the immediate payment of financial contributions in respect of indoor community facilities and public open space, and the Conditions set out in the report from the Planning and New Communities Director, amended as follows

- (i) Within six months of the date of the decision, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (j) The soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out within six months of the date of the decision or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species

and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

**2. PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 1 (PART) IN HAUXTON**

The Committee instructed officers to inform Cambridgeshire County Council that South Cambridgeshire District Council, as Order Making Authority,

1. authorises the County Council, as agent for the District Council, to make an Order diverting part of the Public Footpath No.1 Hauxton, as requested by the applicant; and
2. requests the County Council to inspect the final route, in its capacity as Local Highways Authority, and certify that route to be satisfactory before the Order comes into effect.

**3. S/1515/15/OL - SAWSTON (MILL LANE)**

The Committee gave officers delegated powers to approve the Outline application (as amended) subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, securing appropriate developer contributions that are compliant with Community Infrastructure Levy Regulations, the Conditions referred to in the report from the Planning and New Communities Director, and presentation, in due course, of the Reserved Matters application for determination by the Planning Committee.

**4. S/1795/15/FL - LINTON (3 WHEATSHEAF WAY)**

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

**5. S/1338/15/OL - GAMLINGAY (LAND SOUTH OF WEST ROAD)**

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

1. The failure of the application either to preserve or enhance the adjacent Conservation Area and setting of the Listed Buildings in Mill Street;
2. The adverse impact on the residential amenity of occupiers of properties in Church Street, Cinques Road, Green Acres, Mill Street, West Road and Wootton Field; and
3. The adverse visual impact of the development on the surrounding area due to its elevation and visual dominance.

**6. S/1497/15/OL - DRY DRAYTON (65 PETTITTS LANE)**

The Committee approved the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing Affordable Housing, and the Conditions referred to in the report from the Planning and New Communities Director.



**7. S/1527/15/FL - GULDEN MORDEN (THREE TUNS, HIGH STREET) - WITHDRAWN FROM THE AGENDA**

The Committee noted that this application had been withdrawn from the agenda.

**8. S/1500/15/FL - BOURN (GILLS HILL FARM, GILLS HILL)**

The Committee approved the application subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing a footway / cycleway, onsite affordable housing, the provision and management of a Local Area for Play, the Conditions and Informatives referred to in the report from the Planning and New Communities Director and additional Conditions relating to surface water drainage and details of the attenuation basin.

**9. S/2088/15/FL - SWAVESEY (RYDERS FARM, MIDDLEWATCH)**

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 securing payment of a financial contribution towards off-site affordable housing, and the Condition referred to in the report from the Planning and New Communities Director.

**10. S/1601/15/VC - GIRTON (20 GIRTON ROAD)**

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

**11. S106A - WHITTLESFORD (NEWTON ROAD)**

The Committee

1. approved the request to vary the Legal Agreement made under Section 106 of the Town and Country Planning Act 1990 for application S/0761/14/FL at 22 Newton Road, Whittlesford so as to include a Mortgagee in Possession clause;
2. gave officers delegated powers to agree the detailed wording, subject to no significant objections being received from Whittlesford Parish Council or the local Member; and
3. directed that, in the event of mortgage default, South Cambridgeshire District Council should be given first option to purchase the property on no less favourable terms and valuation than is sufficient to defray the funder's exposure.

**12. CONSULTATION ON AMENDMENTS TO THE CURRENT SCHEME OF DELEGATED POWERS FOR PLANNING DECISIONS.**

The Planning Committee endorsed the proposals in principle, subject to the alternative option set out in the report being shared with Parish Councils.

**13. CONSULTATION ON REVIEW OF CAMBRIDGE FRINGES JOINT DEVELOPMENT CONTROL COMMITTEE TERMS OF REFERENCE TO DETERMINE CITY DEAL INFRASTRUCTURE SCHEMES**

The Planning Committee supported the principle of the proposed changes to the Cambridge Fringes Joint Development Control Committee Terms of Reference, subject to :

1. Consultation with Cambridge City Planning Committee;
2. Endorsement by Cambridgeshire County Council Constitution and Ethics Committee; and

3. Formal approval by the three Councils – Cambridge City Council, Cambridgeshire County Council and South Cambridgeshire District Council.