

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 September 2016 at 10.30 a.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors:	John Batchelor	Anna Bradnam
	Brian Burling	Pippa Corney
	Sebastian Kindersley	David McCraith
	Charles Nightingale	Deborah Roberts
	(substitute)	
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Thorfinn Caithness (Principal Planning Officer), Alistair Funge (Planning Enforcement Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer) and Ian Senior (Democratic Services Officer)

Councillors Nigel Cathcart, Cicely Murfitt and Peter Topping were in attendance, by invitation.

1. APOLOGIES

Councillor Des O'Brien sent Apologies for Absence. Councillor Charles Nightingale attended as substitute.

2. DECLARATIONS OF INTEREST

Councillor John Batchelor declared a non-pecuniary interest in Minute 4 (S/1963/15/OL – Bartlow Road, Linton) because he had been present at Parish Council meetings when this application had been discussed. Councillor Batchelor was Chair of the Governors of Linton Village College and had contributed the background note on student capacity that formed part of the Committee agenda. He said that this note had been written some time ago before he became a District Councillor in May 2016. Councillor Batchelor was considering the matter afresh.

Councillor David McCraith declared a non-pecuniary interest in Minute 7 (S/0243/16/FL – Snow Centre in Bassingbourn) by virtue of the proximity of his house to the application site.

Councillor Tim Scott declared a non-pecuniary interest in Minute 4 (S/1963/15/OL – Bartlow Road, Linton) because one of the applicants was a close family friend. Councillor Scott withdrew from the Chamber, took no part in the debate and did not vote.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 3 August 2016.

4. S/1963/15/OL - LINTON (BARTLOW ROAD)

Members visited the site on 6 September 2016.

Councillor Tim Scott withdrew from the Chamber.

Officers verbally updated members in relation to Foul Drainage, Surface Water Drainage and Flood Risk, Ecology, Education and Developer Contributions. The site area was also clarified.

Linton Parish Council had submitted a report by an independent drainage consultant that advised that a connection to manhole 1502 that was not acceptable. It was confirmed that the applicants would connect to manhole 7501 via a pumped connection at an agreed flow rate of 3.8 l/s. This manhole is on a system that has been agreed to have sufficient capacity by Anglian Water and the independent drainage consultant. A foul water drainage condition was suggested to address this matter.

Linton Parish Council had requested a new Flood Risk Assessment based upon an updated map that appeared to have been prepared in relation to meeting to discuss a flood relief scheme for the village. It was not the official map on the Environment Agency website and the submitted Flood Risk Assessment was based upon the official map. The status of the flood relief scheme was questioned as no planning permission had been sought for such a scheme. A surface water drainage condition was suggested to address this matter together with the maintenance and management of the system subject to the section 106 agreement.

A survey for Roman Snails had been carried out on the site and it was confirmed that none were seen and no empty shells found to suggest the presence of this protected species. The Ecology Officer had advised that the scheme for ecological enhancement condition should take in account the species.

Cambridgeshire County Council had advised that the schools have sufficient capacity to accommodate demand within the catchment area. If schools wish to accommodate pupils out of catchment, the funding for any expansion of schools cannot be agreed as part of the development as it would not comply with the CIL regulations.

The developer had confirmed agreement to the developer contributions set out in appendix 2 of the report.

Jake Nugent (applicant's agent) and Councillor Enid Bald (Linton Parish Council) addressed the meeting. As well as speaking as a Committee member, Councillor John Batchelor also spoke as one of the local District Councillors. Councillor Henry Batchelor, the other local Member, had submitted a written statement focussing on the following points:

- cumulative impact
- the unsatisfactory and "outdated" statutory consultation process conducted by Cambridgeshire County Council relating to pupil capacity at the three local schools
- inconsistent evidence as to the ability of the drainage network to cope with this development
- a 2013 report suggesting that the A1307 could not cope with any more traffic, thus making unsustainable further large-scale development alongside it
- the proposed development being outside the village framework.

Mr. Nugent referred to the presumption in the National Planning Policy Framework in favour of sustainable development. He maintained that this proposal was sustainable. He said that the proposal would address, in part, the shortfall in the District's housing supply,

and provide much needed affordable housing. Mr Nugent said that the development would not increase flood risk.

Councillor Bald observed that the proposal was outside the village framework, and had been rejected during the Strategic Housing Land Availability Assessment process as being unsustainable. The proposal would compromise both the landscape and local character. It would have serious implications for traffic safety both along the A1307 and in Linton High Street. The Section 106 contributions were insufficient and only Linton Village College had space to expand. Councillor Bald said that flooding was a serious issue as the proposal extended into the flood plain, adversely affecting the peaceful character of the meadows. In response to a question, Councillor Bald said that Linton Village College accepted students from outside its catchment area because the village was a Rural Centre.

Speaking as a local Member, Councillor John Batchelor focussed on the viability and deliverability of the site. He said that the general opinion in Linton was the foul water drainage was at capacity, and contended that the developer had not addressed that issue. As a result, flooding was likely. Councillor John Batchelor said the application should be deferred until the risk of flooding had been mitigated. In response, officers stated that Anglian Water were satisfied with the application's viability having devised a scheme for dealing with the disposal foul water by connecting to manhole 7501 via a pumped regime.

Committee members debated the application at length. They made the following points:

- The significance the comments from the Campaign for the Protection of Rural England (paragraph 39 of the report), and increased flood risk (paragraph 20)
- Traffic on the A1307, especially at peak times
- Concern about increased flood risk, especially to those houses on the southern edge of the development, and location of the attenuation pond
- Concern about the proposed heights of buildings on the edge of the village
- Linton Village College was at full capacity
- It was reckless to build this number of houses next to the A1307
- Reliability of pumped sewage systems
- The danger of building houses on the flood plain

Rob Lewis (Education Department, Cambridgeshire County Council) addressed the meeting, and answered questions. The discussion related to varying methods of assessing school capacity, consultation with schools, and the sustainability of transporting students to alternative schools.

A Housing Officer confirmed that 70% of the affordable housing would be for rent, with the first eight being offered to those with a local connection, and the remainder being offered to those with a local connection and to others on a 50 /50 basis.

Officers pointed out that the current application was outline only.

A proposal to defer the application in order to commission an engineer's report on foul water drainage capacity and flood risk issues was proposed by Councillor John Batchelor, seconded by Councillor Deborah Roberts, and put to the vote. The proposal was lost by seven votes to four.

The Committee **approved** the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 relating to Affordable Housing, community facilities,

open space, strategic waste, transport requirements and waste receptacles, as detailed in Appendix 1 to the report, and the maintenance and management of the surface water drainage scheme;

2. Two extra Conditions, as follows:

- (a) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage to connect to manhole 7501 via a pumped regime shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- (b) Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Linton Parish Council. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007); and

3. The Conditions referred to in the report from the Head of Development Management.

Councillor Deborah Roberts voted to refuse the application, and asked that her name be recorded.

5. S/2921/15/OL - WILLINGHAM (LAND SOUTH OF 1B OVER ROAD)

Members visited the site on 6 September 2016.

Mrs Metherell (objector) addressed the meeting. She referred to

- Increased flood risk to existing properties
- Traffic in Over Road

Councillors Brian Burling and Pippa Corney (local Members) acknowledged the traffic and parking issues in Over Road, and raised the ideas of double yellow lines to prevent parking, and asking the developer (with the understanding that this could not be demanded) to provide parking on site for residents living along Over Road.

Committee members made the following points:

- The proposal was outside the village framework
- There was a flood risk

Dr. John Finney (Highways, Cambridgeshire County Council) said the design of the access road was acceptable, but double yellow lines in Over Road were an option by means of a Section 106 Obligation.

The Committee gave officers **delegated powers 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 relating to Affordable Housing, education, libraries and lifelong learning, open space and monitoring, as detailed in Appendix 1 to the report; and
2. The Conditions and Informatives set out in the report from the Head of Development Management.

6. S/0191/16/OL - GULDEN MORDEN (SITE SOUTH OF THOMPSON'S MEADOW, TRAP ROAD)

Members visited the site on 6 September 2016.

Catherine Thomas (objector), Brian Christian (applicant's agent), Councillor Barry Holme (Gilden Morden Parish Council) and Councillor Cicely Murfitt (local Member) addressed the meeting.

Catherine Thomas made the following points

- The village was deficient in community facilities
- The site's proximity to trees subject to Tree Preservation Orders
- There was no public transport link with Ashwell and Morden railway station, which was four miles away
- Traffic concerns
- Development would adversely affect the special visual impact of the village when viewed from Steeple Morden
- Character of the village
- Impact on ecology

Brian Christian said that there was widespread local support for the application, and that the affordable homes element of the proposal had been welcomed. Local schools were under-subscribed, and the present application would see the first development of its kind in Gilden Morden for 20 years.

Councillor Holmes said that the Parish Council supported the proposal unanimously, albeit with reservations about the number of dwellings, and the amount of extra traffic likely to be generated. Foul water drainage was also a concern. However, the development would aid sustainability, and there was always a need for affordable housing. Such affordable housing should be for those with a local connection in perpetuity.

Councillor Murfitt said that the village currently had a population of about 1,000. The village lacked employment and this inevitably meant that people would be commuting. Councillor Murfitt agreed with Councillor Holmes that the affordable housing must be for local people in perpetuity. Sustainability and public transport were also important considerations.

Committee members noted Guilden Morden's status as a Group Village, and concluded that the current application was unacceptable under such circumstances.

The Committee **refused** the application for the reason set out in the report from the Head of Development Management.

7. S/0243/16/FL - BASSINGBOURN (SNOW CENTRE)

Members visited the site on 6 September 2016.

Thomas Moore (objector), Martin Middleton for the applicant (accompanied by Mart Barrass), Councillor Steve Sams (Bassingbourn Parish Council) and Councillor Nigel Cathcart (a local Member) addressed the meeting.

Thomas Moore expressed concern about increased traffic flow, the health and safety of pedestrians, noise nuisance, the loss of amenity, and the effect on residents' quality of life.

Mr. Middleton commended the proposal's attraction as a local and regional sports facility.

Councillor Sams described the application as premature. His principle concerns related to highway and pedestrian safety, traffic flow, impact on the High Street, and flood risk.

Councillor Cathcart raised the issues of sustainability, and the narrowness of Guise Lane. He proposed a temporary consent for up to two years while future use of the Barracks site and availability of a more appropriate vehicular access was determined.

Councillor David McCraith (speaking as the other local Member) said that the Centre was popular and well managed. He would support access from the A1198. He shared concerns about flood risk and the effect on residents. He also highlighted the danger of Guise Lane becoming potholed, and the difficulty in manoeuvring emergency and delivery vehicles. He called for a two-year temporary permission, or else refusal.

Councillor Sebastian Kindersley, while preferring an outright approval, proposed that the application be given planning permission for a temporary period of three years, without the applicant having to contribute £5,000 towards the implementation of improved pedestrian crossing facilities on High Street Bassingbourn. This proposal was seconded but, on a show of hands, lost.

The main issue for Committee members was that of the access.

The Committee gave officers **delegated powers 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 requiring a contribution of £5,000 towards the provision of improved pedestrian crossing facilities on Bassingbourn High Street;
2. The establishment of a community liaison group tasked, among other things, with monitoring traffic flows along Guise Lane;
3. Two additional Conditions: one requiring the submission of an acceptable evacuation plan in the event of Guise Lane becoming flooded, and the other controlling the use of Guise Lane by prohibiting its use for special events at the Snowsports Centre; and
4. The Conditions set out in the report from the Head of Development Management.

8. S/0534/16/FL - WHITTLESFORD (LAND IMMEDIATELY TO WEST OF BAR LANE, NEWTON ROAD)

Members visited the site on 6 September 2016.

Paula Renouf (objector), Graham Bowles (applicant's agent), Councillor Ken Winterbottom (Whittlesford Parish Council) and Councillor Peter Topping (local Member) addressed the meeting.

Paula Renouf said that the application, in the Green Belt and outside the village framework, would lead to a loss of sunlight to her patio.

Mr Bowles summarised the history behind this application, and said that the design had been changed following consultation with neighbours.

Councillor Winterbottom referred to the application being outside the village framework, in the Green Belt, and contrary to the Group village policy.

Councillor Topping urged the Committee to enforce its Group Village Policy.

Members regretted the detrimental impact on the neighbour, and the perception of development by stealth. It was suggested that remaining land should be transferred to the Parish Council so that it could not be built upon.

The Committee **approved** the application, subject to the Conditions set out in the report from the Head of Development Management.

9. S/0089/16/FL - PAPWORTH EVERARD (ST FRANCIS OF ASSISI ROMAN CATHOLIC CHURCH, ERMINE STREET NORTH)

Members visited the site on 6 September 2016.

Rebecca Deane (the applicant's architect) and Councillor Chris Howlett (Papworth Everard Parish Council) addressed the meeting. Rebecca Deane said that the applicant would be prepared to change the type of hedge proposed. Councillor Howlett regretted the loss of parking were the development to proceed. He said that the village was in desperate need of facilities, and this proposal would remove an opportunity to secure some.

The Committee gave officers **delegated powers 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 the delivery of an acceptable number of affordable dwellings onsite; and
2. The Conditions and Informative set out in the report from the Head of Development Management.

10. ENFORCEMENT REPORT

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

11. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action, subject to the following amendments (in bold italics) to Appendix 3 (Local Inquiries):

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/2273/14/OL	Mr D Coulson	Land at Teversham Road Fulbourn	Planning Decision	13/09/16 – 16/09/16 & 20/09/16 – 21/09/16 6 days Confirmed
S/2870/15/OL	Bloor Homes (Eastern) & Cambridgeshire County Council	Land at Mill Road Over	Planning Decision	08/11/16 – 11/11/16 Confirmed
S/2510/15/OL	Gladman Developments Ltd	Land east of Highfields Road Caldecote	Non-Determination	Start 14/03/17 Confirmed
S/0537/16/LD	Endurance Estates Strategic Land Ltd	Land south of West Road Gamlingay	Planning Decision	Start 24/04/17

The Meeting ended at 4.08 p.m.
