

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 1 February 2017 at 9.45 a.m.

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

Councillors: Anna Bradnam
Pippa Corney
Sebastian Kindersley
Charles Nightingale
(substitute)
Tim Scott

Brian Burling
Philippa Hart (substitute)
David McCraith
Deborah Roberts

Robert Turner

Officers in attendance for all or part of the meeting:

William Allwood (Team Leader (Planning)), Julie Baird (Head of Development Management), Katie Christodoulides (Planning Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Lynda Harford and Bridget Smith were in attendance, by invitation.

1. PRE/0491/16 - FULBOURN (IDA DARWIN HOSPITAL)

Garth Hanlon from Savills, and Alison Manton representing the Cambridgeshire and Peterborough NHS Trust, addressed Members. The presentation related to an Outline application for residential development at the Ida Darwin Hospital site in Fulbourn.

Councillor John Williams (a local Member) asked about the implications for the future of Headway Cambridgeshire, currently operating from the Ida Darwin site, and for healthcare provision in Fulbourn. In reply, an assurance was given that there was no immediate threat to Headway continuing to operate from its current location, but that the local NHS Trust was working jointly with Headway to find alternative accommodation. There was no agreement on the enhancement of local GP provision.

Councillor Anna Bradnam asked about phasing of the development. In reply, it was stated that hospital buildings on the Phase 2 land, would receive much-needed upgrades paid for by proceeds from the sale of the Phase 1 land.

Councillor Deborah Roberts asked about timescales. In reply, it was stated that, as yet, no developer had been appointed for Phase 1. Realistically, work at Phase 1 was unlikely to start before the end of 2018 or beginning of 2019.

Councillor Sebastian Kindersley asked about money for health care. In reply, it was stated that the proceeds of sale would fund health services. In fact, by law, the proceeds could not be used for any other purposes.

2. APOLOGIES

Councillors John Batchelor and Des O'Brien sent Apologies for Absence. Councillors Philippa Hart and Charles Nightingale respectively attended as substitutes.

3. DECLARATIONS OF INTEREST

Councillor David Bard declared a non-pecuniary interest in respect of Minute 10 (S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane). He referred to the lengthy planning history behind this site, and informed the Committee that he had been involved at various times and in various capacities, not least in discussions when a previous application had been considered. He withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Kevin Cuffley declared a non-pecuniary interest in respect of Minute 10 (S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane) as a member of Sawston Parish Council. He was now considering the matter afresh.

Councillor Sebastian Kindersley declared a non-pecuniary interest in respect of Minute 8 (S/2367/16/OL – Gamlingay (Land south of West Road and West of Mill Street). He had attended Parish Council and public meetings, and had answered questions, but was now considering the matter afresh.

Councillor Robert Turner declared a non-pecuniary interest in Minute 7 (S/1959/16/FL - Balsham (7 High Street). He had attended a meeting of Balsham Parish Council and clarified the planning issues involved. However, he had not taken part in the discussion, and was now considering the matter afresh.

4. MINUTES OF PREVIOUS MEETINGS

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 24 November 2016.

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 11 January 2017, subject to the following:

Minute 4 - 9S/2903/14/OL- Cambourne [Land to the West of Cambourne (Excluding Swansley Wood Farm)]

Replace the penultimate bullet point above the resolution (“There might be consequences should the application be refused”) with the following:

- There might be an adverse impact on housing delivery should the application be refused.

Record Councillor Deborah Roberts as having voted against the application.

Minute 9 - S/1433/16/OL - Great Abington (Strawberry Farm, Pampisford Road)

Record, in a comment, that Councillors Pippa Corney, Sebastian Kindersley and Robert Turner left the meeting either during discussion, or after deferral, of application S/1433/16/OL - Great Abington (Strawberry Farm, Pampisford Road), and were absent from the Chamber during the remainder of the meeting (Items 10 to 15 inclusive).

5. S/1411/16/OL - COTTENHAM (RAMPTON ROAD)

Members visited the site on 31 January 2017.

Brian Smith (objector), Nicole Penfold (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillor Lynda Harford (a local Member) addressed the meeting. Mr. Smith said that new developments should be integrated with existing communities in order to preserve the quality of life. The increase in traffic resulting from

this development would cause a problem. Nicole Penfold referred to the developer obligations, and the contribution the development would make towards addressing the deficit in the Council's five-year housing land supply. She stated that a Reserved Matters application would be submitted within two years of outline consent being granted. Councillor Morris said that the application had huge significance for the future of Cottenham. He said any benefits would be outweighed by the harm. The development would not be integrated into the village. Employment needed to be considered, as did the traffic issue. Views of the countryside would be lost. Councillor Harford expressed pride in the manner in which the Parish Council had progressed the Neighbourhood Plan. It was unfortunate that it could not yet be given weight in considering planning applications. Councillor Harford regretted being unable to identify a reason to refuse the application, and said that, should Committee approve it, then affordable housing must be secured through a Section 106 Obligation rather than by Condition.

Dr. Jon Finney (Cambridgeshire County Council as Local Highways Authority) addressed the Committee about the proposed reconfiguration of the roundabout at the junction of Rampton Road and Oakington Road, and said that the safety of pedestrians and cyclists was key.

Following a short adjournment, during which the Chairman discussed with officers the issue of impact of the development, the Committee **deferred** the application to seek the submission and consideration of a heritage statement to assess the impact of the proposal and any mitigation works upon heritage assets, particularly the alms houses at the junction of Rampton Road and Oakington Road.

6. S/1294/16/FL - ORCHARD PARK (L2, TOPPER STREET)

Members visited the site on 31 January 2017.

Following debate focussing on tenure and deliverability, 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
 - a. £75,000 towards improvements to cycle facilities on Arbury Road
 - b. £12,000 towards outside gym equipment at the Community Centre
 - c. £23,805 towards refurbishment and improvement of the facilities at Arbury Road surgery
 - d. £9,450 towards household waste bins (£150 per unit)
 - e. £1,200 monitoring fee
 - f. A Scheme of 40% affordable housing
2. The Conditions set out in the report from the Head of Development Management, Condition 18 being reworded to state as follows

There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 **to** 19:00 hours (Monday to Saturday) and 09:00 to 17:00 hours (Sundays, Bank and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority.
(Reason: To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

3. The Informative set out in the said report.

7. S/1959/16/FL - BALSAM (7 HIGH STREET)

Members visited the site on 31 January 2017.

James Thomas, accompanied by Nick Parkinson (representing the applicant) addressed the meeting. Mr. Thomas commended the application as being from a design-led, local house builder, and which would make a positive contribution to the village.

Following debate, which highlighted the site as a brownfield site within the village framework, and the deliverability of the scheme, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

8. S/2367/16/OL – GAMLINGAY (LAND SOUTH OF WEST ROAD AND WEST OF MILL STREET)

Members visited the site on 31 January 2017.

Dr. Paul Jefferiss (objector), Jake Nugent (applicant's agent), Kirstin Rayner (Gamlingay Parish Council Clerk speaking with the authority of the Parish Council), and Councillor Bridget Smith (a local Member) addressed the meeting. Dr. Jefferiss' concerns related to elevations, and to the process followed in considering the application to date. Mr. Nugent said that the development was deliverable within five years. The Parish Council objected because of the adverse impact on the Conservation Area and Listed Building. Councillor Smith said that small sites like this were insignificant in addressing the five-year housing land supply issue. In that regard, she suggested, the benefit that the application would bring was outweighed by the harm it would cause. Councillor Smith said there was no demand for this development locally, and that it would have an adverse impact on neighbours while failing either to preserve or enhance the Conservation Area.

Speaking as the other local Member, Councillor Sebastian Kindersley referred to Application S/1338/15/OL, now the subject of an appeal due to be considered at public inquiry commencing on 28 March 2017. The Committee had refused that application because of

- harm to the setting of the Conservation Area and Grade II listed buildings
- overbearing impact on the dwellings at Mill Street and West Road
- visual dominance causing significant harm to the character of the village and open countryside.

Councillor Kindersley said that those three reasons had not been overcome in the current application.

Following debate, the Committee gave officers **delegated powers to approve** the application, in accordance with the approved plans: Drawing number A,46,721 (Site Location Plan), C. 1,830 (Block Plan), SZ258000027-201 Rev B (Development Framework Parameters Plan), SZ258000027-202 Rev B (Building Height Parameters), A.46,721a (Ecological Mitigation Land Plan), SK03, SK04 and 4397-D Rev B subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - a. £92,310 towards Early Years Education
 - b. £128,459 towards Primary School Education
 - c. £297.84 towards libraries and lifelong learning
 - d. £5249.00 towards strategic waste

- e. £18,009 towards GP Surgery
- f. £35,000 towards Old Methodist Church
- g. £30,000 towards relocation of tennis courts and bowling green
- h. £35,000 towards The Butts Playground
- i. £10,000 towards a cycle link feasibility study
- j. Scheme of 40% affordable housing provision to be agreed
- k. Scheme of on-site public open space and management to be agreed
- l. Scheme of ecological enhancement, management and monitoring

as detailed in the Heads of Terms attached as Appendix 1 to the report from the Head of Development Management, subject to

- (i) an amendment to the trigger for Reference CCC4 (Libraries and lifelong learning) to 50% prior to occupation and 50% prior to occupation of the 14th dwelling
 - (ii) an additional clause securing maintenance and management of the hedge along the application site boundary with Mill Street;
2. The Conditions and Informatives set out in the said report, amended in Condition (b) by replacing '18 months' with '12 months', and in Condition (c) also by replacing '18 months' with '12 months'; and
 3. An additional Condition requiring that no built development take place within a distance of ten metres from the western edge of the existing footway along the application site adjacent to Mill Street (**Reason:** to secure an acceptable relationship with the setting of the Grade II listed buildings and Conservation Area, in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007); and
 4. Another Condition stating that, notwithstanding the approved plans identified in condition (d) no more than two houses shall be permitted along the eastern edge of the site fronting Mill Street.
(**Reason:** To ensure there is not significant harm to the setting of the Grade II listed building and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

Councillor Robert Turner left the meeting after the conclusion of S/2367/16/OL in Gamlingay, and was not present for the remainder of the meeting (Items 9 to 12 inclusive)

9. S/1433/16/OL- GREAT ABINGTON (LAND ADJACENT TO STRAWBERRY FARM, PAMPISFORD ROAD) - WITHDRAWN FROM AGENDA

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

Councillor David Bard was absent from the Chamber for the duration of agenda item 10 (S/0487/16/FL in Sawston). Councillor Kevin Cuffley (Vice-Chairman) took the Chair.

10. S/0487/16/FL - SAWSTON (LAND ADJ. SPRING HOUSE, CHURCH LANE)

Members visited the site on 31 January 2017.

Jeanette Vivier (objector) and Lucy Carpenter (applicant's agent) addressed the meeting.

Jeanette Vivier objected on the grounds of environmental harm, adverse impact on natural heritage, the site's location outside the village framework, and access and safety considerations. Lucy Carpenter reminded the Committee that infill in the Green Belt was not considered inappropriate development, and that the site should be considered sustainable.

Councillor Cuffley spoke as a local Member, recognising that the application was finely balanced.

Following a short debate, the Committee **refused** the application for the reasons set out in the report from the Head of Development Management.

11. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action. The Principal Planning Enforcement Officer gave the following further updates:

- (a) Stapleford – Hill Trees. An Appeal was anticipated.
- (f) Histon – land at Moor Drove. An Appeal had been lodged against the issue of three Enforcement Notices.
- (g) Horseheath – Thistledown, Cardinals Green. An Appeal had been lodged against the issue of an Enforcement Notice.
- (h) Willingham – The Oaks, Meadow Road. An Enforcement Notice had been issued and an Appeal was anticipated.

12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

Members acknowledged the potential impact that the planning process could have on parishes and on people's lives. They accepted the need for clear communication and explanation of decisions.

The Meeting ended at 2.47 p.m.
