

PLANNING COMMITTEE

WEDNESDAY, 5 APRIL 2017

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Planning Committee held on Wednesday, 5 April 2017. 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. S/2084/16/FL- GIRTON (HOWES CLOSE SPORTS GROUND, HUNTINGDON RD)

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

1. The prior completion, following consultation with the Planning Committee Chairman and Vice-Chairman, of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the Code of Conduct and Management Plan relating to use of the sports ground;
2. Referral to the Secretary of State in accordance with the Consultation Directive 2009.
3. The Informatives and Conditions set out in the report.

2. S/0053/17/OL- SWAVESEY (R/O 130 MIDDLE WATCH)

The Committee refused the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members considered

1. that the proposed development, outside the village framework represented unsustainable development because of the lack of public transport from the proposed site to the village centre, and the cumulative impact of the additional population growth on the capacity of services and facilities in Swavesey;
2. that the level of trips generated by additional traffic, and the number of primary and secondary school age children occupying the development, would have an adverse impact on the capacity of the road network, schools and the doctor's surgery;
3. that the proposal did not make adequate provision for the mitigation of foul sewage drainage, and therefore failed to meet the definition of sustainable development because of its detrimental social and environmental impact;
4. that the harm resulting from the proposal significantly and demonstrably outweighed the benefits and, as a result, that the proposal was contrary to paragraph 7 of the National Planning Policy Framework, and Policies DP/1 and DP/2 of the South Cambridgeshire Local Development Framework 2007.

3. S/3236/16/FL - COTON (SADLER BARN, LAND NORTH OF WHITWELL WAY)

The Planning Committee approved the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development.

Members agreed with the officer report that the development would amount to inappropriate development in the Green Belt and other limited harm to the openness and rural character of the area. They considered that, collectively, the justification put forward by the applicant for the proposal amounted to very special circumstances that would clearly outweigh the in principle harm and other identified harm to the Green Belt in this specific case. In summary, the very special circumstances amounted to the limited harm the scheme would have to the landscape given that prior approval consent had already been granted for the conversion of the original building on the site which was of a similar size and because the structural condition of that building had unforeseeably led to it being demolished. The proposal was therefore considered to be acceptable in accordance with paragraph 88 of the National Planning Policy Framework. Members agreed that appropriate safeguarding Conditions should be attached to the planning consent, including the removal of Permitted Development Rights.