

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 6 December 2017 at 10.30 a.m.

PRESENT: Councillor Pippa Corney – Chairman  
Councillor David Bard – Vice-Chairman

Councillors:	Brian Burling	Kevin Cuffley
	Philippa Hart	Des O'Brien
	Deborah Roberts	Tim Scott
	Robert Turner	Val Barrett (substitute)
	Henry Batchelor (substitute)	Aidan Van de Weyer (substitute)

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer), Lydia Pravin (Planning Officer) and William Tysterman (Planning Project Officer)

Councillor Nigel Cathcart was in attendance, by invitation.

### **1. APOLOGIES**

Councillors John Batchelor, Sebastian Kindersley and David McCraith sent Apologies for Absence. Their substitutes were Councillors Henry Batchelor, Aidan Van de Weyer and Val Barrett.

### **2. DECLARATIONS OF INTEREST**

Councillor Henry Batchelor declared a pecuniary interest in respect of Minute 5 (S/3184/17/FL - Linton (Borley House, 1 Horseheath Road)) by virtue of his employment with a company supplying materials to the applicant. He withdrew from the Chamber, took no part in the debate, and did not vote.

Councillor Henry Batchelor reminded Members that, when application 9 (S/1969/15/OL & S/2553/16/OL- Linton (Land south-east of Horseheath Road)) was first considered by Committee, he had spoken as a local Member (but not as a Committee member) against the proposal.

### **3. DRAFT MINUTES OF PREVIOUS MEETING - 1 NOVEMBER 2017**

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 1 November 2017, subject as follows:

#### **Minute 4 - S/2239/13/FL - Sawston (Deal Grove, Babraham Road)**

Councillor Kevin Cuffley had not been a Committee member when this application had previously been considered. Councillor Cuffley clarified that Mr. Milne had addressed the Committee as a member of the public, and not as a representative of Sawston Parish Council.

### **4. S/3405/17/OL - LINTON (LAND SOUTH-EAST OF HORSEHEATH ROAD)**

The case officer referred Members to applications S/1969/15/OL and S/2553/16/OL - Linton (Land south-east of Horseheath Road), both of which were awaiting determination by an Appeals Inspector. Both were listed at Agenda Item 9 but considered by Committee immediately after S/3405/17/OL. Further neighbour representations had been received, including that public consultation had not been adequate.

Alan Clarkson (objector), Dr. Robert Wickham and Michael Thomas (representing the applicant) and Councillor Enid Bald (Linton Parish Council) addressed the meeting. Councillor Henry Batchelor spoke as local Member, and read out a written statement from Councillor John Batchelor, the other local Member for whom he was substituting.

Councillor Henry Batchelor proposed deferral because of a lack of clarity in the information provided to the Committee. This proposal was seconded by Councillor Deborah Roberts. The Interim Head of Development Management said that the Local Planning Authority had received legal advice that public consultation had been sound, and that it would be safe for the Committee to determine the application based on the information currently before it.

The Committee **deferred** the application.

**5. S/3184/17/FL - LINTON (BORLEY HOUSE, 1 HORSEHEATH ROAD)**

Members visited the site on 5 December 2017.

Kate Kell (objector), Chris Anderson (applicant's agent) and Councillor Enid Bald (Linton Parish Council) addressed the meeting.

Councillor Henry Batchelor (local Member) had declared a pecuniary interest in this because the company, for which he works, supplies building materials to the applicants. He withdrew from the Chamber, took no part in the debate and did not vote.

The Committee **refused** the application for the reasons set out in the report from the Joint Director for Planning and Economic Development.

**6. S/2745/17/OL - HORSEHEATH (LAND ADJ THE POLICE HOUSE, LINTON ROAD)**

Members visited the site on 5 December 2017.

Rosanne Mattick (objector), Paul Scarlett (applicant's agent), Councillor Miller (Horseheath Parish Council) and Councillor Richard Turner (a local Member) addressed the meeting.

It was reported that the Local Highways Authority considered the application to be acceptable.

Following a short debate, the Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reason for refusal as being the proposal's adverse impact on the landscape character of the surrounding area, and therefore a conflict with Policies DP/2, DP/3 and NE/4 of the South Cambridgeshire Local Development Framework 2007. The development was also considered to represent unsustainable development as specified in paragraphs 7 and 55 of the National Planning Policy Framework 2012, and Policies DP/1(1b) and DP/7 (1) of the South Cambridgeshire LDF Development Control Policies 2007.

**7. S/3128/17/OL - CASTLE CAMPS (LAND SOUTH OF BARTLOW ROAD)**

Robert Thompson (objector), Hayley Doyle (applicant's agent), and Councillor Richard Turner (local Member) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report. Members agreed the reasons for refusal as being a conflict with Policy DP/2 (Design of New Development) of the South Cambridgeshire Local Development Framework 2007, considering that the development would have a significant and adverse impact upon the rural character of the area on the village edge and would lead to encroachment into the countryside.

**8. S/2989/17/FL - MILTON (1 BENET CLOSE)**

Members visited the site on 5 December 2017.

The case officer reported that Councillor Hazel Smith (a local Member) did not object to the application.

The Committee **approved** the application, subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

**9. S/1969/15/OL & S/2553/16/OL- LINTON (LAND SOUTH-EAST OF HORSEHEATH ROAD)**

The Interim Head of Development Management informed Committee that the applicant had indicated that the appeals against the refusal of planning consent for up to 50 dwellings on the identical site would be withdrawn if application S/3405/ 17/OL was approved.

Dr. Robert Wickham and Michael Thomas (representing the applicant) and Councillor Enid Bald (Linton Parish Council) addressed the meeting. Dr. Wickham confirmed that the applicant would defend the appeal based on the 42 dwellings included in application S/3405/17/OL rather than the 50 dwellings that had previously been applied to in S/1969/15/OL and S/2553/16/OL.

Councillor Henry Batchelor said that the appeals must be allowed to take their course.

The Planning Committee gave officers **delegated powers to agree** a 'Statement of Common Ground' in relation to the appeals under applications S/1969/15/OL and S/2553/16/OL, which would not defend the outstanding reason for refusal in relation to landscaping, should the inspector allow a substitution from the 50 dwellings to the 42 dwellings proposed under S/3405/17/OL. If the Inspector does not limit any scheme to no more than 42 [forty-two] dwellings, then officers will resist the Appeals for up to 50 [fifty] dwellings.

**10. S/0243/16/FL - BASSINGBOURN (BASSINGBOURN SNOWSPORTS CENTRE, BASSINGBOURN, ROYSTON)**

Councillor Nigel Cathcart (a local Member) addressed the meeting.

The Committee gave officers delegated powers to agree the provision of a legal agreement under Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 (instead of Section 106 of the Town and Country Planning Act 1990), and that the sum of £5,000 thereby secured should no longer be linked specifically to a

pedestrian crossing in High Street, Bassingbourn, given the change of circumstances flowing from the Ministry of Defence's decision to reopen Bassingbourn Barracks, and the consequential likelihood of access to the Snowsports Centre being now possible from the A1198.

**11. ENFORCEMENT REPORT**

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

**12. 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 2.49 p.m.**

---