

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 April 2018 at 9.30 a.m.

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

Councillors:	John Batchelor	Brian Burling
	Kevin Cuffley	Philippa Hart
	Sebastian Kindersley	David McCraith
	Des O'Brien	Deborah Roberts
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Edward Durrant (Principal Planning Officer / Team Leader (Development Management)), Jane Green (Head of New Communities / Interim Head of Development Control), John Koch (Planning Team Leader (West)), Lydia Pravin (Planning Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer) and Ian Senior (Democratic Services Officer) and Dan Smith (Consultant Senior Planning Officer)

Councillors Janet Lockwood were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor Deborah Roberts declared a non-pecuniary interest in Minute 5 (S/4569/17/FL - Foxton (40 Barrington Road)). Councillor Roberts had been present at the Foxton Parish Council meeting at which this matter had been considered. She is not a member of Foxton Parish Council and did not contribute to the debate. Councillor Roberts was considering the matter afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 7 March 2018.

4. S/2184/16/OL - HAUXTON (FORMER WASTE WATER TREATMENT SITE, CAMBRIDGE ROAD)

Members visited the site on 3 April 2018.

The case officer informed the Committee that the Council was now able to demonstrate a 4.8-year housing land supply. However, officers' views remained as outlined in the report in terms of assessing the planning merits.

Mark Spilsbury and two colleagues (agents for the applicant), Councillor Jane Ward (Hauxton Parish Council) and Councillor Janet Lockwood (local Member) addressed the meeting.

It was reported that Haslingfield Parish Council had objected to the proposal.

Committee agreed with the officer conclusion that the development represented inappropriate development in the Green Belt. It gave consideration to the balance of harm and benefits including the impact on the openness and character of the Green Belt, the low density of the scheme, the absence of affordable housing, the lack of a 5 year housing land supply, contaminated land, transport and highway safety impacts and viability. The Committee agreed with the officer recommendations both that the benefits of the scheme outweighed the harm and that Very Special Circumstances existed which clearly outweighed the harm to the Green Belt caused by inappropriateness and any other harm and gave officers **delegated powers to approve** the application subject to:

1. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (or any other appropriate legal agreement) in accordance with the Heads of Terms attached to the report from the Joint Director for Planning and Economic Development, supplemented by further obligations regarding the land and water decontamination and collateral warranties for that work, and subject also to the final wording being agreed by officers in consultation with the Chairman and Vice-Chairman of the Planning Committee; and
2. Safeguarding conditions and informatives including those in the said report.

5. S/4569/17/FL - FOXTON (40 BARRINGTON ROAD)

Members visited the site on 3 April 2018.

The case officer clarified a contradiction in the report, confirming that the application included 69 car parking spaces. He said that paragraph 28 in the report should be disregarded.

Mark Howard (applicant) and Councillor Caroline Ilott (Foxton Parish Council) addressed the meeting. Councillor Deborah Roberts (speaking as local Member) urged the Committee to observe the Council's Green Belt policies and to refuse the application.

It was noted that Foxton was a sustainable location, and that the application was of local and national significance.

The Committee gave officers **delegated powers to approve** the application subject to

1. expiry of the public consultation process and there being no new material objections raised;
2. The Conditions and Informatives referred to in the report from the Joint Director for Planning and Economic Development, final wording to be agreed by officers in consultation with the Chairman and Vice-Chairman of the Planning Committee; and
3. Referral of the decision to the Secretary of State

Councillor Deborah Roberts left the meeting and was not present in the Chamber during items 6, 7, 8 and 9.

6. S/0179/18/OL - HISTON (LAND TO SOUTH OF 43 ST AUDREY'S CLOSE)

Members visited the site on 3 April 2018.

The Committee **approved** the application subject to the draft Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, the final wording to be determined by officers in consultation with the Chairman and Vice-Chairman of the Planning Committee.

7. S/0549/18/FL - CAMBOURNE (SOUTH CAMBRIDGESHIRE HALL, 6010, CAMBOURNE BUSINESS PARK)

The Committee **approved** the application subject to the draft Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, the final wording to be determined by officers in consultation with the Chairman and Vice-Chairman of the Planning Committee.

8. ENFORCEMENT REPORT

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

9. 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 11.27 a.m.
