

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 11 July 2018 at 10.30 a.m.

PRESENT: Councillor John Batchelor – Chairman  
Councillor Pippa Heylings – Vice-Chairman

Councillors: Dr. Martin Cahn Bill Handley  
Dr. Tumi Hawkins (substitute) Brian Milnes  
Judith Rippeth Deborah Roberts  
Heather Williams (substitute) Nick Wright

Officers in attendance for all or part of the meeting:

Jane Green (Head of New Communities / Interim Head of Development Control),  
John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning  
Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning  
Officer), Ian Senior (Democratic Services Officer) and Charles Swain (Principal  
Planning Enforcement Officer)

### **1. APOLOGIES**

Councillors Grenville Chamberlain, Peter Fane and Peter Topping sent Apologies for  
Absence. Councillor Dr. Tumi Hawkins substituted for Councillor Fane and Councillor  
Heather Williams substituted for Councillor Topping.

### **2 (a) Declarations of Interest**

Councillor Heather Williams declared a non-pecuniary interest in respect of Minute 5  
(S/1178/18/FL - Arrington (Mill Lane)). Councillor Williams' husband does seasonal work  
for the Parish Councillor who was representing Arrington Parish Council.

### **2 (b) Recorded voting**

Pending the issue of recorded voting at Planning Committee being addressed by the  
Constitution, Councillor John Batchelor proposed that all substantive votes be recorded.  
Councillor Brian Milnes seconded the proposal.

Upon a show of hands, the Committee **agreed unanimously** that all substantive votes at  
the current Planning Committee meeting should be recorded by name and / or number and  
name.

### **3. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the  
meeting held on 6 June 2018.

### **4. S/0971/18/OL - MELDRETH (LAND SOUTH OF WHITECROFT ROAD)**

Members visited the site on 10 July 2018.

This application had been referred to the Planning Committee by the Chairman's

Delegation meeting.

Helen Keeble (objector), Philip Kratz (applicant's agent) and Councillor Rob Searle (Meldreth Parish Council) addressed the meeting. Members heard about the impact on neighbour amenity and the fear of further development. They learnt that the intention was to keep the access road private. This would allow it to be narrower than would otherwise be the case, and thus leave more room for landscaping.

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, by seven votes to nil, with three abstentions. Members agreed the reasons for refusal as being that the application was contrary to Policies DP/7 (Development Frameworks) of the Local Development Framework Development Control Policies (Development Plan Document 2007 and ST/6 (Group Villages) of the Local Development Framework Core Strategy Polices 2007, and to the equivalent Policies (S/7 and S/10) of the emerging Local Plan submitted in 2014.

Councillors John Batchelor, Handley, Heylings, Rippeth, Roberts, Heather Williams and Wright voted to refuse the application. Councillors Cahn, Hawkins and Milnes abstained.

#### 5. **S/1178/18/FL - ARRINGTON (MILL LANE)**

Members visited the site on 10 July 2018.

Richard Parish (objector), Barry Johnson (applicant) and cllr Angela Pearce (Arrington Parish Council) addressed the meeting. Committee members established that part only of Mill Lane had a hard surface but that space existed to accommodate vehicle passing spaces. The intention was that the lets should be short-term holiday lets only. It was confirmed that the proposed gym and retail facilities would be for the benefit only of those staying in the holiday lets. The applicant confirmed that he would be prepared to pay for the hard surfacing of the whole of Mill Lane, but pointed out this would need consent from the landowner.

Members were informed that some residents of Mill Lane apparently had not been notified about the application.

Following further debate, and by seven votes to three, the Committee gave officers **delegated powers to approve** the application subject to:

1. Officers being satisfied with the effectiveness of the public consultation;
2. The removal of Permitted Development Rights;
3. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, with any minor amendments to these being agreed by officers in consultation with the Planning Committee's Chairman and Vice-Chairman.

Councillors John Batchelor, Cahn, Handley, Hawkins, Heylings, Milnes and Rippeth voted to approve the application. Councillors Roberts, Heather Williams and Wright voted to refuse the application.

#### 6. **S/1373/18/FL - HINXTON (LAND ADJACENT PETTETS BARN, HIGH STREET)**

Members visited the site on 10 July 2018.

Charmain Hawkins (applicant's agent) addressed the meeting.

The ensuing Committee debate focussed on the location of the application site outside the village framework, and its likely impact on the countryside, Conservation Area and Listed Buildings in the High Street.

By eight votes to two, the Committee **refused** the application for the reasons set out in the report from the Joint Director for Planning and Economic Development.

Councillors Hawkins and Milnes voted to approve the application. Councillors John Batchelor, Cahn, Handley, Heylings, Rippeth, Roberts, Hazel Williams and Wright voted to refuse the application.

**7. ENFORCEMENT REPORT**

The Committee received and noted an Update on enforcement action.

**8. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

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

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**The Meeting ended at 1.05 p.m.**

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