

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 12 September 2018 at 10.30 a.m.

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

Councillors: Dr. Martin Cahn Peter Fane  
Bill Handley Brian Milnes  
Judith Rippeth Peter Topping  
Heather Williams (substitute) Nick Wright

Officers in attendance for all or part of the meeting:

Mike Huntington (Principal Planning Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and Andrew Winter (Senior Planning Officer)

Councillor Anna Bradnam was in attendance, by invitation.

### **1. APOLOGIES**

Councillors Grenville Chamberlain and Deborah Roberts sent Apologies for Absence. Councillor Heather Williams substituted for Councillor Chamberlain.

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

Councillor Peter Fane declared a non-pecuniary interest in Minute 6 (S/1178/18/FL - Arrington (17 Mill Lane)) as a member of the National Farmers Union.

Councillor Judith Rippeth declared a non-pecuniary interest in Minute 5 (S/0791/18/FL - Waterbeach (Land between Cody Road and Railway)). As one of the local Members for Waterbeach, Councillor Rippeth had met with residents about this application, but was considering it afresh.

Councillor Heather Williams declared a non-pecuniary interest in Minute 6 (S/1178/18/FL - Arrington (17 Mill Lane)). As local Member, Councillor Williams had attended meetings of Arrington Parish Council where this application had been discussed, but was considering the matter afresh.

Councillor Nick Wright declared a non-pecuniary interest in Minute 6 (S/1178/18/FL - Arrington (17 Mill Lane)) as a member of the National Farmers Union.

### **3. RECORDED VOTING**

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

Councillor Judith Rippeth seconded the proposal and, 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.

#### 4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on Thursday 16 August 2018, subject to:

**Minute 4 (S/3865/17/FL – Waterbeach (Land at Cody Road and Capper Road))**

In the first resolution, after the words "...Joint Director for Planning and Economic Development...", add the words "...such Legal Agreement to include wording as to the timing of the provision of the convenience store in relation to the occupation of the residential elements of the development (such wording to be agreed in consultation with the Chairman and Vice- Chairman of the Planning Committee"; and

**Minute 5 (S/1531/17/FL – Comberton (Comberton Baptist Church))**

In the third line of the first substantive paragraph, delete the figure '8' from within the word "...parking...".

#### 5. S/0791/18/FL - WATERBEACH (LAND BETWEEN CODY ROAD AND RAILWAY)

Members visited the site on 11 September 2018.

David Allett (Cambridgeshire County Council Transport Team), Tam Parry (Cambridgeshire County Council Transport Team) attended for this item.

Jane Williams (objector), Matt Clarke (applicant's agent), Councillor Kate Grant (Waterbeach Parish Council) and Councillor Anna Bradnam (a local Member) addressed the meeting.

The Committee debate focussed on

- The need for early delivery of a vehicular access from the A10
- Prematurity of the application
- Timing of the New Town within the Local Plan time frame
- Neighbourhood Plan issues
- Rate of build out of the New Town
- The emphasis should be on place-making and achieving modal shift in people's transport preferences

The Principal Planning Policy Officer outlined the policy issues relating to Waterbeach New Town.

By seven votes to three, the Committee gave officers delegated authority 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 or, as an alternative, by virtue of a Unilateral Undertaking, securing payment by the applicant of a sum of up to £50,000 plus indexation as a contribution towards improvements for pedestrians at the junction of Denny End Road and Bannold Road in Waterbeach;
2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development and Principal Planning Officer, any amendments and the final wording to be determined by officers after consultation with the Chairman and Vice-Chairman of the Planning Committee;

3. An additional Condition as follows:

**“Highway Improvements**

The railway station shall not be brought into use until traffic calming measures to enable safer pedestrian crossing of the road at the junction of Denny End Road and Bannold Road has been implemented in accordance with a scheme that will have been submitted to and agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents, in accordance with policy TR/3 of the South Cambridgeshire Local Development Framework Development Control Policies (Adopted July 2007) and policy TI/2 of the draft South Cambridgeshire Local Plan (2018)”; and

4. The call-in and consideration of the application by the Secretary of State because of a third-party request to do so.

Councillors John Batchelor, Dr. Cahn, Fane, Handley, Heylings, Milnes and Rippeth voted to grant delegated approval. Councillors Topping, Heather Williams and Wright voted to refuse the application.

**6. S/1178/18/FL - ARRINGTON (17 MILL LANE)**

Members visited the site on 11 September 2018.

Peter Weatherhead (agent for the objectors) and Councillor Martin Kaszak (Arrington Parish Council) addressed the meeting.

A further representation had been received relating to access for emergency vehicles. The Planning Team Leader (West) referred Members to paragraph 11 of the report. The case officer referred to a letter from the National Farmers Union questioning the health and safety issues arising out of allowing access to the proposed holiday lets through a working farm. The case officer read out a statement from the applicant, who had been unable to attend the meeting in person.

Councillor Heather Williams stated that, when this application had first been considered by Committee on 11 July 2018, she had declared an interest because her husband does seasonal work for the Parish Councillor who was that day representing Arrington Parish Council. As the Parish Council was being represented this time by somebody else, there was no need for Councillor Williams to declare an interest.

The Committee debate focussed on

- Sustainability and safety of the vehicular access
- Unsuitability of such a development in this location
- Increased traffic along the A1198
- The insufficiency of passing places along the access road
- The proven demand for such a facility
- The interest of local business

Councillor Nick Wright proposed that the application be deferred to clarify the appropriateness of the timing of the bat survey carried out. This proposal was seconded and, upon a show of hands, lost by seven votes to three (Councillors Topping, Heather

Williams and Wright voted to defer the application, and Councillors John Batchelor, Dr. Cahn, Fane, Handley, Heylings, Milnes and Rippeth voted against deferral).

By seven votes to three, the Committee **approved** the application subject to

1. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, amended as follows

(a) Condition iii

The holiday let units annotated plots 1 to 4 on drawing number 02 Revision B shall only be used for holiday accommodation/bed and breakfast accommodation for a maximum of 28 days in any one stay and shall not be used for permanent residential accommodation

(b) Condition xiv

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A of Part 1 of Schedule 2 of the Order shall take place on all holiday let units unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(c) Condition xv

...Points A to B from the entrance to No. 17 Mill Lane to the hardstanding at Low Barns Farm has been submitted to...

2. The final wording of Conditions and Informatives to be determined by officers in consultation with the Chairman and Vice-Chairman of the Planning Committee prior to the issue of planning consent.

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

**7. S/2606/18/FL - FULBOURN (6 CARAWAY ROAD)**

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

**8. ENFORCEMENT REPORT**

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

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

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

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**The Meeting ended at 1.55 p.m.**

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