

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 16 January 2019 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 Deborah Roberts
Peter Topping Heather Williams
Nick Wright

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), John Koch (Planning Team Leader (West)), Bonnie Kwok (Lead Urban Design Project Coordinator), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Principal Planning Officer)

Councillors Dr. Douglas de Lacey, Philippa Hart and Eileen Wilson were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor Philippa Hart declared a disclosable pecuniary interest in Minute 9 (S/3418/18/PA - Meldreth (Fenny Lane Farm, Fenny Lane)) as one of the applicants. Following consultation with the Independent person and the Chairman of the Civic Affairs Committee, the Deputy Monitoring Officer had granted Councillor Hart dispensation to address the Planning Committee. After doing so, Councillor Hart withdrew from the Chamber.

Councillor Heather Williams declared a non-pecuniary interest in Minute 12, paragraph 5(f) (Enforcement – 147 St. Neots Road, Hardwick). The landlords of no. 147 are also landlords of the neighbouring property, which is the headquarters building of the political association of which Councillor Williams is Deputy Chairman.

Land to the north of Church Street, Great Eversden (known as OSP148) had been considered by Planning Committee several times in the past. Councillors John Batchelor, Deborah Roberts and Nick Wright declared non-pecuniary interests in Application S/3450/16/FL at Great Eversden (Minute 7) as having been members of Planning Committee on at least one of those occasions. Each of them was considering the matter afresh.

3. RECORDED VOTING

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 12 December 2018, subject to the following:

Minute 11 – Enforcement Report

Add the following paragraph

With reference to paragraph 5(a) of the report from the Joint Director for Planning and Economic Development (Smithy Fen, Cottenham), Councillor Nick Wright asked that the appropriate Legal Officer should attend Planning Committee to update Members about progress.

5. HAUXTON (DIVERSION OF PUBLIC FOOTPATH NO 5)

Further to the Planning Committee meeting on 14 November 2018, the Planning Team Leader (West) said that officers had reviewed Members' decision, at that meeting, that South Cambridgeshire District Council, as Order Making Authority, should refuse the application for the proposed diversion of part of Public Footpath No. 5 in Hauxton because such diversion was not deemed necessary to enable development to be carried out. Officers had concluded that the previous grant of planning permission for a housing development did require the realignment of what now amounted to the assumed route of Public Footpath number 5. There existed case law to substantiate officers' point of view.

The Committee **approved** the application by ten votes to nil. Councillor Deborah Roberts abstained from voting.

6. S/1823/18/FL - GIRTON (16-22 HIGH STREET (INCLUDING MICHAEL'S CLOSE))

Members visited the site on 15 January 2019.

Jennifer Lipscombe (objector), Robin Hiley (Girton Town Charity) and Councillor Dr. Douglas de Lacey (a local Member) addressed the meeting.

The Lead Urban Design Project Coordinator clarified objections to the proposal, focussing on

- Scale, form and mass
- Topography
- Impact on the local area and particularly number 14 High Street

During the ensuing debate, Members discussed

- The nature and appearance of the building
- Density
- The need for affordable housing and potential input from the Design Enabling Panel

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

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

for refusal.

7. S/3450/16/FL - GREAT EVERSDEDEN (LAND TO THE NORTH OF CHURCH STREET, KNOWN AS OSP148)

Members visited the site on 15 January 2019.

Richard Buxton (representing a group of objectors), Nick Green (applicant's agent) and Councillor Clive Dalton (The Eversdens Parish Council) addressed the meeting.

The Planning Team Leader (West) emphasised the importance of Members considering the matter afresh on the basis of the report from the Joint Director for Planning and Economic Development. He referred to paragraphs 146 and 147 and highlighted the fact that the application represented a departure from the Development Plan.

Members raised concern about the housing needs survey being five years old, and implications for the Council's Green Belt policies.

By ten votes to one, the Committee **deferred** the application to give officers time to carry out a further Housing Needs Assessment. Councillor Peter Fane voted against deferral.

8. S/2281/18/RM - COTTENHAM (LAND OFF OAKINGTON ROAD)

Brian Smith (objector), Jon Stokes (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillor Eileen Wilson (a local Member) addressed the meeting. Councillor Wilson also read out a statement from Councillor Neil Gough (the other local Member).

The case officer confirmed that a Condition requiring the submission by the applicant, to the satisfaction of the Local Planning Authority, of a scheme of maintenance and management of surface water drainage was not required because this issue had already been addressed as part of the Outline planning application.

By ten votes to nil (Councillor Deborah Roberts abstained from voting), the Committee **approved** the application subject to

1. A Condition requiring the construction of a footway / cycleway link from the turning head serving plots 56 and 70-73 to the north boundary of the site; and
2. the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, the final wording and any minor amendments being delegated to officers in consultation with the Planning Committee Chairman and Vice-Chairman; and

9. S/3418/18/PA - MELDRETH (FENNY LANE FARM, FENNY LANE)

Members visited the site on 15 January 2019.

It was noted that the fourth line of paragraph 30 of the report from the Joint Director for Planning and Economic Development should refer to paragraph 26 not paragraph 27.

Councillor Philippa Hart addressed the meeting in a private capacity as one of the applicants. As a Member, she declared a disclosable pecuniary interest. [Following consultation with the Independent person and the Chairman of the Civic Affairs](#)

Committee, the Deputy Monitoring Officer had granted Councillor Hart dispensation to address the meeting. After doing so, Councillor Hart withdrew from the Chamber.

In response to Councillor Pippa Heylings' concern that obstacles should not be put in the way of the inclusion in the scheme of renewable energy, the Planning Team Leader (West) said that Class Q of the Permitted Development Rights only permitted such inclusion where it was deemed necessary.

By eight votes to one, with two abstentions, 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, the final wording and any minor amendments being delegated to officers in consultation with the Planning Committee Chairman and Vice-Chairman.

Councillors John Batchelor, Cahn, Fane, Handley, Heylings, Milnes, Rippeth and Wright voted to approve the application, and Councillor Roberts voted to refuse it. Councillors Topping and Heather Williams abstained from voting.

10. ENFORCEMENT REPORT

The Committee **received, noted** and discussed the Update on enforcement action. With reference to paragraph 5(a) of the report from the Joint Director for Planning and Economic Development (Smithy Fen, Cottenham), Councillor Nick Wright again asked that the appropriate Legal Officer should attend Planning Committee to update Members about progress.

11. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Planning Team Leader (West) referred Members to a summary of the decision to dismiss the Appeal in respect of Manor Oak Homes Ltd – Outline planning permission with all matters reserved except for access for the erection of up to 50 dwellings and associated works, including access, cart and cycle parking, open space and landscaping - Land off Beach Road, Cottenham.

The Meeting ended at 3.05 p.m.
