

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Thursday, 12 September 2019 at 12.45 p.m.

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

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

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Sharon Brown (Assistant Director (Planning Delivery)), Alistair Funge (Planning Enforcement Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer) and Ian Senior (Democratic Services Officer)

1. APOLOGIES

Councillor Deborah Roberts sent Apologies for Absence. Councillor Dr. Douglas de Lacey attended the meeting as substitute.

2. DECLARATIONS OF INTEREST

Councillor Heather Williams declared a non-pecuniary interest in Minute 5 (S/3849/18/RM - Arrington (Plot 1, Church End). Councillor Williams had been present at meetings of Arrington Parish Council at which this application had been considered. However, she had not taken part in the debate, had not commented on any material information and was considering the matter afresh.

The Chairman noted that this application had been deferred from the Planning Committee meeting held on 14 August 2019. For clarity, and by affirmation, those Members present at the current meeting who had also been present at the meeting on 14 August 2019, confirmed that they were considering the matter afresh. The Members concerned were Councillors John Batchelor, Peter Fane, Bill Handley, Pippa Heylings, Brian Milnes, Judith Rippeth and Peter Topping (as well as Heather Williams).

3. RECORDED VOTING

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Nick Wright, the Committee unanimously agreed 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 14 August 2019.

Minute 6 (S/3187/18/FL – Bar Hill) contained a spelling mistake. In the penultimate line of the paragraph beginning “Most Members focussed on the proposal’s conflict with Local

Plan policies...”, the repeated letter ‘a’ should be deleted from the word ‘trading’.

5. S/3849/18/RM - ARRINGTON (PLOT 1, CHURCH END)

The case officer read out an objection received subsequent to publication of the agenda. The objection related to the proposal’s impact on the nearby heritage asset. The applicant had submitted a revised plan showing that the ground level and the dwelling had been reduced in height by one metre.

Daniel Fulton (on behalf of local objectors), Mike Briggs (applicant), Councillor Debbie Pearce (Arrington Parish Council) and Councillor Heather Williams (in her capacity as local Member) addressed the meeting.

During a wide-ranging and extensive debate, some Members made comments covering the following:

- Impact of the building’s mass was unlikely to be reduced simply by lowering the dwelling by one metre, which was not seen as a sufficient reduction
- some weight should be given to the objection of “less than substantial harm” raised by the Historic Buildings Officer
- The proposed building did not sit well within its location and would have a significant and adverse impact
- The Committee needed to see verified views: it had requested these on 14 August 2019, but they had not been provided
- The proposal would be overbearing by virtue of its mass, scale and appearance

However, other Members expressed different opinions covering the following:

- Regarding concern raised by the Parish Council about “multi-level” car parking, perceived adverse impact of this should be mitigated by appropriate soft landscaping: on balance, the application should be approved
- The revised plan represented a significant change and demonstrated the applicants’ determination to address local concerns
- While the design could have been better, the proposal’s status as an eco-home should not be given particular weight
- impact was unlikely to be as severe as some people feared

The case officer made it clear that the revised plan showed the entire building as having been lowered by one metre – not simply the ridge height. He confirmed for Members that the proposal’s status as an eco-home could not be given particular weight and informed them that conflicting comments had been received from Historic Buildings Officers in respect of the harm to surrounding heritage assets.

By seven votes to four, the Committee **approved** the application, subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Cahn, de Lacey, Fane, Handley, Milnes and Rippeth voted to approve the application. Councillors Heylings, Topping, Heather Williams and Wright voted for refusal.)

6. ENFORCEMENT REPORT

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

Regarding 147 St. Neots Road, Hardwick, the Senior Enforcement Officer updated the Committee on the current situation, concluding that South Cambridgeshire District Council was unlikely to be able to resolve this case until early in 2020.

Councillor Bill Handley referred to recent events surrounding Northstowe and construction traffic. In response to Councillor Handley, the Assistant Director (Planning Delivery) agreed that it would be helpful to detail as part of the enforcement report progress being made in resolving local concerns relating to construction vehicles travelling to the site.

7. 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 1.40 p.m.
