

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 1 March 2017 at 9.45 a.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors:	John Batchelor	Anna Bradnam
	Brian Burling	Pippa Corney
	Sebastian Kindersley	David McCraith
	Cicely Murfitt	Des O'Brien
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Andrew Fillmore (Principal Planning Officer), John Koch (Planning Team Leader (West)), Chris Morgan (Senior Planning Officer), Paul Mumford (New Communities Team Leader), Karen Pell-Coggins (Principal Planning Officer), Lydia Pravin (Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and David Thompson (Principal Planning Officer)

Councillors Grenville Chamberlain and Tony Orgee were in attendance, by invitation.

1. S/2047/16/FL - CALDECOTE (LAND TO THE REAR OF 18-28 HIGHFIELDS ROAD, 18 , HIGHFIELDS ROAD, HIGHFIELDS CALDECOTE, CALDECOTE, CB23 7NX)

Representatives of CALA Homes attended the meeting and gave a technical briefing focusing on drainage and housing delivery.

In response to the Planning Lawyer, CALA Homes said that, although the flood attenuation scheme would not be adopted by Anglian Water, a management company would be established, and fall-back provisions would be put in place to secure continuation of service should that management company cease to exist.

Councillor Dr. Tumi Hawkins (the local Member) welcomed the progress made by CALA in addressing drainage issues in Caldecote. However, sewerage was still being removed by tankers, indicating that problems remained with the pumping station operated by Anglian Water. In response, it was stated that CALA had carried out only limited work with Anglian Water, who maintained that the Bourn Water Recycling Station had sufficient capacity.

Councillor Des O'Brien wondered whether South Cambridgeshire District Council had any powers to force Anglian Water to be more transparent. The Chairman replied that the Council had to rely on what Anglian Water said, but asked officers to make further enquiries. Councillor Anna Bradnam reminded the Committee that Anglian Water had statutory obligations, and called for better joint working to deduce what work was needed to resolve the pumping station issues.

The Vice-Chairman asked for a definition of a 'six-hour event'. In reply, it was explained that this was a statutory standard. The underground storage of water on the undeveloped site as opposed to a developed site would result in an increase that would then be released slowly from that site by means of a system put in place by the developers.

The planning application itself would be considered later.

2 (a) Apologies

Councillor Deborah Roberts sent Apologies for Absence. Councillor Cicely Murfitt attended the meeting as substitute.

2 (b) Head of Development Management

The Chairman reported that the current meeting was the Head of Development Management's last scheduled Planning Committee meeting before leaving South Cambridgeshire District Council to take up a new position with St. Edmondsbury Council (part of West Suffolk Working Together). He paid tribute to Julie Baird's commitment to this Council as Local Planning Authority, and to the Planning Committee. He wished her all the best in her future career.

On behalf of the Committee membership, Councillor Sebastian Kindersley endorsed the Chairman's sentiments, and added his own good wishes.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 1 February 2017.

5. S/1694/16/OL - HARDWICK (GRACE CRESCENT)

Members visited the site on 28 February 2017.

Glyn Mutton and James Thomas (for the applicants), Councillor Steve Rose (Hardwick Parish Council) and Councillor Grenville Chamberlain (local Member) addressed the meeting. In response to a question about density, the applicants clarified that the two figures referred to related to the built area only and to the whole site. Councillor Rose confirmed that the Parish Council now supported the proposal in principle, subject to a few minor details being addressed, such as access for construction vehicles. Councillor Chamberlain welcomed the proposal because it helped address the lack of affordable housing and community facilities within the village. However, he was disappointed that the NHS still did not support the establishment of a medical facility in Hardwick.

Following discussion, the Committee gave officers **delegated powers 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 securing the Obligations detailed in the Heads of Terms attached as Appendix 1 to the report from the Head of Development Management contained in the main agenda dated 21 February 2017
 - a. The local connection criteria being amended, as noted in the update report in the agenda supplement dated 24 February 2017, to state Hardwick instead of Cottenham
 - b. Management and maintenance of the surface water drainage scheme being incorporated

- c. Onsite public open space being secured
- d. Details of the indoor community space / new community centre sum being amended, in line with the update report, to state

“Either £608,000 or £349,538.44 depending on whether the community rooms at the Primary School convert to early years classrooms”

- 2. The draft Conditions referred to in the report from the Head of Development Management; and
- 3. The Informatives referred to in the report from the Head of Development Management.

6. S/1433/16/OL - GREAT ABINGTON (LAND ADJACENT TO STRAWBERRY FARM, PAMPISFORD ROAD)

Gavin Davidson (applicant), Councillor Penny Zimmern (Great Abington Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting. In response to questions, Mr. Davidson confirmed that no consideration had yet been given to the future use of land to the east of the development site. He also confirmed that 40% of the proposed dwellings would be affordable with two car parking spaces per dwelling. Councillor Zimmern informed the Committee that the Neighbourhood Plan, currently being prepared, for the Land Settlement Association would allow only one extra dwelling on each plot. Councillor Orgee reminded the Committee that this site had not been submitted for consideration as part of the emerging Local Plan.

Following debate focussing on sustainability and the absence of a five-year housing land supply, Committee gave officers **delegated powers 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 securing
 - (a) 40% Affordable housing on-site or, should there be no evidence of demand at the time of the Reserved Matters application, a commuted sum towards the provision of affordable housing off-site but still within South Cambridgeshire
 - (b) £73.50p per dwelling for Waste receptacles
 - (c) A monitoring fee of £500
 - (d) A footpath along Pampisford Road
- 2. The Conditions set out in the report from the Head of Development Management.

Councillor Kevin Cuffley left the meeting immediately after the conclusion of S/1433/16/OL in Great Abington to attend a meeting of the Greater Cambridge City Deal on behalf of South Cambridgeshire District Council. With the Committee's consent, Councillor Des O'Brien fulfilled the role of Vice-Chairman for the remainder of the meeting.

7. S/2925/16/OL - BABRAHAM (LAND ADJ. 6 BLACKSMITH'S CLOSE)

Members visited the site on 28 February 2017.

Councillor Tony Orgee (local Member) addressed the meeting. He reminded the Committee that, as part of the Local Plan process, the District Council had considered self-build as a fully affordable option. Councillor Orgee would support a single dwelling on this site.

Without further consideration, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

8. S/1411/16/OL - COTTENHAM (LAND OFF RAMPTON ROAD) *WITHDRAWN FROM THE AGENDA*

Members noted that this application had been **withdrawn** from the agenda.

9. S/3077/16/OL - GULDEN MORDEN (THOMPSONS MEADOW, TRAP ROAD)

Christine Furmston (objector) and Brian Christian (applicant's agent) addressed the meeting. Christine Furmston said that the application represented a significant departure from the Local Plan. There was an issue with capacity of the drainage system. She had concerns about the impact on wildlife and the implications for car parking and traffic. The proposed access raised safety concerns. Mr. Christian said there was no demonstrable harm in the proposal.

Speaking as local Member, Councillor Cicely Murfitt said the proposal was on an inappropriate site. Further concerns related to drainage, car parking and the unsuitability of the footpath. In relation to paragraph 3 of the report from the Head of Development Management, Councillor Murfitt clarified that the doctors surgery serving Guilden Morden was in Ashwell, not Bassingbourn.

Following discussion focussing on the positive aspect of affordable housing and the negative issue of sustainability, the Committee **approved** the application subject to

1. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the developer obligations detailed in the Heads of Terms attached as Appendix 1 to the report from the Head of Development Management; and
2. The drafter Conditions and Informatives referred to in the said report.

10. S/3243/16/PO - WEST WICKHAM (LAND BETWEEN 39-47 HIGH STREET)

The Planning Lawyer said that the applicant was entitled to submit a new application for between one and three dwellings, and officers would have to consider that application on its merits. He added that the loss of an affordable home was not a material planning consideration.

Hugo Prime (applicant's agent) addressed the meeting and was accompanied by Jon Kimble (applicant). Mr. Prime said that the current policy would not require delivery of an affordable home.

Following a short debate, the Committee **refused** the application because the removal of

a completed Section 106 Agreement (entered into pursuant to an approval under S/1512/10 for Land between 39-47 High Street, West Wickham and which Agreement requires payment of financial contributions) would result in significant harm in relation to that approval, and would set a dangerous precedent for other section 106A applications where development had already started.

11. ENFORCEMENT REPORT

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

In respect of paragraph 4(d) (45 North Road, Abington), the Principal Planning Enforcement Officer informed the Committee that a prosecution file had now been opened.

The Planning Lawyer said that officers were considering how to proceed in relation to the recent Judicial Review of the Council's decision about a proposed football stadium in Sawston.

12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

In response to a query about roadside advertisements, the Principal Planning Enforcement Officer undertook to investigate.

13. S/0559/17/OL - WATERBEACH (WATERBEACH BARRACKS AND AIRFIELD, DENNY END ROAD)

Paul Mumford, South Cambridgeshire District Council's New Communities Team Leader, delivered a presentation about a recent application received from Urban and Civic, one of the two Promoters of a New Town at Waterbeach.

The application related to

- Up to 6,500 homes, including up to 600 units of residential institution use (care home, retirement homes or sheltered housing depending on an assessment of the likely demographic over the next 20 years;
- Three primary schools, one secondary school;
- Up to 9,000 square metres (m2) for community centres, health, nurseries, library, place of worship, museum;
- Sports and fitness centre
- Up to 16,500m2 of retail with no single outlet larger than 4,000m2;;
- Up to 15,000m2 of employment space
- Hotel

The key issues were

- Consultation relating to the application
- Supplementary Planning Document
- Transport
- Utilities
- Phasing – infrastructure and development
- Planning for comprehensive development of the strategic site

- Relationship with Waterbeach village

The Presentation included several indicative plans and a single parameter plan.

The planning application had been submitted in February 2017, and a provisional timescale for development was as follows

- Supplementary Planning Document (SPD) to be commissioned in March 2017
- Local Plan Examination in Public hearings due at the end of March 2017
- First draft SPD for public consultation in September 2017
- Planning Committee to consider planning application in early 2018

The Chairman clarified that receipt of the Local Plan inspector's interim report was very important in relation to the Committee's ability to determine the planning application.

The Committee noted that the existing railway station serving Waterbeach village would be relocated to the eastern side of the strategic site, but without any need to divert the railway track.

In reply to a point about ensuring cycle- and footpath connectivity with neighbouring villages, the Planning Portfolio Holder confirmed that he was already holding meetings with Urban and Civic to discuss a whole range of traffic and transport issues.

The joint promoters had indicated that a final total of approximately 10,000 dwellings was possible, depending in part on permitted building heights.

The Planning Lawyer suggested that consideration be given to making a relocated train station a requirement before development on Urban&Civic's land was allowed to proceed beyond a certain amount.

Andrew Fillmore, Principal Planning Officer with South Cambridgeshire District Council, had also attended the meeting for this item. Mr. Fillmore was shortly leaving the Council and, on behalf of the Committee, the Chairman thanked him for the contribution he had made to the work of the Local Planning Authority.

**Councillor Robert Turner left
the meeting towards the end
of S/0559/17/OL - Waterbeach
(Waterbeach Barracks and
Airfield, Denny End Road).**

The Meeting ended at 1.20 p.m.
