

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of the Planning Portfolio Holder's Meeting held on  
Wednesday, 26 July 2017 at 2.00 p.m.

Portfolio Holder: Robert Turner

### **Councillors in attendance:**

Scrutiny and Overview Committee monitors: Philippa Hart

Opposition spokesmen: Anna Bradnam, Ingrid Tregoin and  
Aidan Van de Weyer

Also in attendance: David Bard, Nigel Cathcart, Graham Cone,  
Tony Orgee and John Williams

### **Officers:**

Jonathan Dixon	Principal Planning Policy Officer (Transport)
Caroline Hunt	Planning Policy Manager
Jennifer Nuttycombe	Senior Planning Policy Officer
Ian Senior	Democratic Services Officer
Claire Spencer	Senior Planning Officer (Transport Policy)

## **1. DECLARATIONS OF INTEREST**

Regarding Minute 3 (South Cambridgeshire Local Plan – Review of Local Green Space), Councillor Nigel Cathcart declared a non-pecuniary interest because he lived in close proximity to the site at.....

## **2. MINUTES OF MEETING HELD ON 13 DECEMBER 2016**

The Planning Portfolio Holder signed, as a correct record, the Minutes of the meeting held on 13 December 2016.

## **3. SOUTH CAMBRIDGESHIRE LOCAL PLAN - REVIEW OF LOCAL GREEN SPACE FOLLOWING THE INSPECTORS' INTERIM FINDINGS**

The Planning Portfolio Holder considered a report on proposed modifications to the submitted South Cambridgeshire Local Plan relating to Local Green Spaces. The report addressed the Local Plan Inspectors' Interim Findings of March 2017. The Principal Planning Policy Officer summarised the main differences between Protected Village Amenity Areas (PVAA) and Local Green Space. PVAAs had been adopted as part of local planning policy to give some protection to areas within defined village frameworks. However, the National Planning Policy Framework (NPPF) (2012) had introduced a new designation – Local Green Space (LGS) - which allowed councils to designate green areas (inside or outside a village framework) of particular importance to local communities, and rule out development of those areas except in very special circumstances. Local Green Space therefore provided protection like the Green Belt. The Planning Policy Manager added that both types of designation afforded significant protection, but that the main difference was evidential – the comparative weight that could be given to each policy.

The Principal Planning Policy Officer referred those present to paragraph 20 of the report, which referred both to the original criteria required to be met for defining an area as Local Green Space, and the criteria as reviewed. Key elements were evidence of “value” and

“particular local significance”. There was disappointment with the Local Plan Inspector’s interpretation of the criteria to be met.

Those present discussed several aspects relating to PVAAs and Local Green Space, particularly in Bassingbourn (Policy NH/12). The Planning Portfolio Holder referred Members to a letter dated 16 March 2017 from the Local Plan Programme Officer to South Cambridgeshire District Council, setting out the Inspector’s interim finding in respect of Local Green Space.

The Planning Policy Manager drew Members’ attention to the list of potential candidates for Local Green Space designation, set out in paragraph 14 of the report. She emphasised how important it was to recognise the Inspector’s decision in the interests of securing adoption of the emerging Local Plan. The Planning Policy Manager told Members that, once the Council could demonstrate a five-year supply of housing land, it would be easier to protect those sites outside village frameworks that currently attract speculative planning applications.

Officers undertook to reconsider and redraft the pro forma relating to Glebe Field in Orwell.

The *delivery* of new housing was crucial. The Portfolio Holder emphasised that Neighbourhood Plans, when adopted, carried weight as local planning policy, and would further support communities: however, all of this depended on evidence of a five-year supply of housing land, and getting the new Local Plan in place.

The Planning Policy Manager told Members that no PVAAs had been removed. In fact, the significant number of new PVAAs meant that more areas than ever now enjoyed protection.

While there was satisfaction with how the review had dealt with Great Abington, Councillor David Bard expressed disappointment that [Deal Green?} in Sawston had been afforded only PVAA status.

With regard to Fen Ditton, the Principal Planning Policy Officer said that a ‘frontage’ had value. There was some debate as to where the frontage was in fact. The Planning Policy Manager assured Members that the removal of Local Green Space designation did not automatically render a site suitable for development.

The Planning Portfolio Holder

- i) **Agreed** to submit to the Local Plan Examination Inspectors the ‘Further work on Policy NH/12: Local Green Space responding to the Inspectors’ Interim Findings’ document in **Appendix A** in response to their Interim Findings;
- ii) **Agreed** to Proposed Modifications to the submitted South Cambridgeshire Local Plan that relate to sites identified as Local Green Space in the Submission Local Plan set out in **Appendix B** be submitted to the Inspectors examining the Local Plan; and
- iii) **Agreed** that delegated authority be given to the Joint Director of Planning and Economic Development to make any subsequent minor amendments (particularly relating to sites in Bassingbourn, Fulbourn and Orwell) and editing changes, in consultation with the Planning Portfolio Holder.

#### 4. **SOUTH CAMBRIDGESHIRE LOCAL PLAN - MODIFICATIONS TO MONITORING INDICATORS**

The Planning Portfolio Holder considered a report on proposed modifications to the submitted South Cambridgeshire Local Plan relating to Policy S/12 (Phasing, Delivery and Monitoring and its supporting text, including Figure 4: Monitoring Indicators). This Policy was an essential element in making the Local Plan sound. The report had been prompted by a request from the Inspectors examining the Local Plan, who had asked the Council to review the monitoring framework and requirements set out in its Local Plan.

Cambridge City Council would be considering proposed modifications to its own Local Plan on 27 July 2017. In doing so, the City Council was likely to bear in mind the outcome of today's meeting, given the two Councils' joint approach to steering their respective Local Plans successfully through the Local Plan Examination process.

Officers and Members discussed the proposed modification relating to Gypsy and Traveller pitches. The Portfolio Holder said that he and his officers were aware of the situation and would do whatever was necessary.

The Planning Portfolio Holder

- (a) agreed the proposed modifications to the submitted South Cambridgeshire Local Plan (as set out in Appendix A of this report) that relate to Policy S/12: Phasing, Delivery and Monitoring and its supporting text, including Figure 4: Monitoring Indicators, be submitted to the Inspectors examining the Local Plan in response to their request, along with the 'audit trail' for the changes to monitoring indicators in Appendix B; and
- (b) **agreed** that delegated authority be given to the Joint Director for Planning and Economic Development to make any subsequent minor amendments and editing changes, in consultation with the Planning Portfolio Holder.

#### 5. **LAND NORTH OF CHERRY HINTON - DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

The Planning Portfolio Holder considered a report providing an update on the preparation and next steps for the Supplementary Planning Document (SPD) for Land North of Cherry Hinton (LNCH).

Stephen Miles and Sharon Brown were in attendance from Cambridge City Council, as was Ed Durrant (South Cambridgeshire District Council). The Principal Planning Policy Officer explained how the two Councils had been working together in drafting the SPD,, and the SPD's significance in relation to the two emerging Local Plans. Stephen Miles referred to the report and, in particular, to the two options for the spine road through the development. Public Consultation would begin on 7 August, and extend to 2 October 2017 in recognition of the Summer period. He said that the SPD had to be adopted before the Local Plan, and would be considered by the City Council on 27 July 2017. The Planning Portfolio Holder emphasised the importance of that process.

Referring to paragraph 10 of the report, Councillor John Williams urged officers to consider carefully the development's impact on safety at the road junction near Cherry

Hinton Church. Provision should be made for a bus route through the development. Councillor Williams pointed out that the planned secondary school would generate a lot of additional car movements. He also emphasised the importance of taking into account the impact on the openness of the surrounding area when finalising permitted building heights. Additional traffic would be generated by people accessing the Biomedical campus at Addenbrookes Hospital. Sarah Brown said that Cambridgeshire County Council would be considering the spine road in September, and agreed that bus provision was essential. An assessment of cumulative impact and transport was underway. Feedback on the issue of building heights would be sought as part of the public consultation exercise.

A planning application was expected in early 2018, subject to progress being made at local authority level, and especially by the County Council in relation to the spine road, and bus and cycle routes.

The Planning Portfolio Holder **agreed**

- a) The content of the draft Land North of Cherry Hinton Supplementary Planning Document (SPD) (Appendix A to the report);
- b) That any amendments which may arise from consideration of the SPD by Cambridge City Council can be agreed by the Joint Director of Planning and Economic Development in consultation with the Planning Portfolio Holder.
- c) To approve the draft SPD for public consultation to commence in August 2017;
- d) To approve the consultation arrangements as set out in paragraphs 16 and 17 of the report from the Joint Director for Planning and Economic Development, and the proposed schedule of consultees in Appendix B.

## **6. WORK PROGRAMME**

The Planning Portfolio Holder, and those present, noted the Work Programme attached to the agenda.

## **7. DATE OF NEXT MEETING**

The Planning Portfolio Holder, and those present, noted that the next Planning Portfolio Holder meeting was scheduled to take place on Friday 25 August 2017, starting at 10.00am.

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**The Meeting ended at 3.40 p.m.**

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