

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 10 January 2018 at 10.30 a.m.

PRESENT: Councillor Pippa Corney – Chairman  
Councillor David Bard – Vice-Chairman

Councillors:	Val Barrett (substitute)	Anna Bradnam (substitute)
	Kevin Cuffley	Philippa Hart
	Sebastian Kindersley	David McCraith
	Charles Nightingale (substitute)	Des O'Brien
	Deborah Roberts	Robert Turner

Officers in attendance for all or part of the meeting:

Jane Green (Head of New Communities), Bonnie Kwok (Principal Planning Officer), Richard Pitt (Principal Planning Lawyer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Michael Sexton (Senior Planning Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Principal Planning Officer)

Councillors Tumi Hawkins, Janet Lockwood, Tony Orgee and David Whiteman-Downes were in attendance, by invitation.

### **1. APOLOGIES**

Councillors John Batchelor, Brian Burling and Tim Scott sent Apologies for Absence. Substitutes were Councillors Anna Bradnam, Val Barrett and Charles Nightingale respectively.

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

Councillor David Bard declared a non-pecuniary interest in Minute 5 (S/2284/17/OL - Pampisford (Sawston Trade Park and adjacent vacant land, A1301/London Road, Pampisford) because, as a Member for the neighbouring parish ward of Sawston and a member of Sawston Parish Council, he had attended several meetings of Sawston Parish Council, but had not voted on any resolutions relating to this application. Councillor Bard was considering the matter afresh.

Councillor Val Barrett declared a non-pecuniary interest in respect of Minute 8 (S/1032/17/FL - Melbourn (Land to the rear of 46-56 The Moor, Melbourn)) because she had been present locally at many meetings about this application. Councillor Barrett was considering the matter afresh.

Councillor Kevin Cuffley declared

- A non-pecuniary interest in Minute 4 (S/2942/17/FL - Hauxton (Recreation Ground, Church Road)) as a Cambridgeshire County Councillor who had been present at, but who had not participated in, meetings relating to this application
- a non-pecuniary interest in Minute 5 (S/2284/17/OL - Pampisford (Sawston Trade Park and adjacent vacant land, A1301/London Road, Pampisford) because, as a Member for the neighbouring parish of Sawston, he had attended several meetings

with Sawston Parish Council while not participating in them.

Councillor Charles Nightingale declared a non-pecuniary interest in Minute 6 (S/1769/17/OL - Great Shelford (Macaulay Avenue)) as a member of Great Shelford Parish Council. Councillor Nightingale was considering the matter afresh.

Councillor Deborah Roberts declared

- a non-pecuniary interest in respect of Minute 8 (S/1032/17/FL - Melbourn (Land to the rear of 46-56 The Moor, Melbourn)) because a member of her family occupied one of the properties that would be affected by the proposal. Councillor Roberts withdrew from the Chamber for this application, took no part in the debate, and did not vote.
- a non-pecuniary interest in Minute 9 (S/2757/17/FL - Fowlmere (Chrishall Road)) as a member of Fowlmere Parish Council. Councillor Roberts was considering the matter afresh.

### 3. **MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6 December 2017, subject as follows:

#### **Minute no. 9 - S/1969/15/OL & S/2553/16/OL- Linton (Land south-east of Horseheath Road)**

Add the following wording to the end of the fourth paragraph:

“If the Inspector does not limit any scheme to no more than 42 [forty-two] dwellings, then officers will resist the Appeals for up to 50 [fifty] dwellings.”

### 4. **S/2942/17/FL - HAUXTON (RECREATION GROUND, CHURCH ROAD)**

The case officer summarised discussions with Hauxton Parish Council relating to hours of use.

Norman De'Ath (objector), a representative of the Cavaleri Partnership (applicant's agent), Councillor Jane Ward (Hauxton Parish Council) and Councillor Janet Lockwood (local Member) addressed the meeting.

Following a short debate, during which Members raised concern about the loss of open space on the recreation ground, neighbour amenity, impact on the Green Belt, and the benefits for an expanding community, the Committee unanimously gave officers **delegated powers to approve** the application, subject to the Conditions, as amended, set out in the report from the Joint Director for Planning and Economic Development. Specifically, the Committee authorised officers to amend draft Condition (I) to state that the building hereby permitted shall not be used between 22.30 hours and 7.00 hours, subject to there being permitted up to 12 events a year when the building shall not be used between 23.00 hours and 7.00 hours.

### 5. **S/2284/17/OL - PAMPISFORD (SAWSTON TRADE PARK AND ADJACENT VACANT LAND, A1301/LONDON ROAD, PAMPISFORD)**

The case officer confirmed that the site was within the Sawston framework. Comments from Ickleton Parish Council had been received.

William Jewson (applicant's agent), Councillor Aureole Wragg (Pampisford Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting. Councillors David Bard and Kevin Cuffley also addressed the Committee in their capacity as Members for the adjoining parish.

During the ensuing debate, a recurring theme was traffic impact.

The Committee gave officers **delegated powers to approve** the application, subject to

1. Planning obligations secured either through the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 or by unilateral undertaking, final wording and any minor amendments to be agreed by the Joint Director for Planning and Economic Development in consultation with the Chairman and Vice-Chairman of the Planning Committee, to cover
  - (a) the sum of £7,000 per bus stop shelter for future maintenance by an organisation to be determined;
  - (b) provisions for widening the footway along the A505 to allow shared walking and cycling between Station Road East and the A505 roundabout to a width of two metres, details to be agreed with the Local Planning Authority in consultation with the Local Highways Authority, and the trigger point for implementation by the applicant being prior to the occupation of more than 14,000 square metres of floor area;
  - (c) provisions for the improvement of the A1301 north arm of the A505 roundabout as agreed with the Local Highways Authority to increase capacity of this arm to mitigate the highway impact during the afternoon peak period; The Planning Obligation should require that the improvements must either be implemented by the applicant prior to the occupation of more than 14,000 square metres of floor area or, if so requested by Cambridgeshire County Council, by an equivalent financial contribution provided to the County Council to deliver capacity improvements as part of a wider scheme on the roundabout;
  - (d) a Travel Plan performance and evaluation fee of £900 per year for five years, payable to Cambridgeshire County Council;
2. the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, and confirmed in the update report; and
3. an additional Condition requiring the implementation of measures to control the movement of vehicles into the site from the London Road access.

#### **6. S/1769/17/OL - GREAT SHELFORD (MACAULAY AVENUE)**

The Case Officer drew the Committee's attention to paragraph 2 of the report relating to a recent change to Affordable Housing Thresholds in accordance with the Government's Written Ministerial Statement 2014. Members noted the implications for this previously approved application, and for the proposed Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

The Committee **approved** the application, subject to the Conditions and Informative set out in the report from the Joint Director for Planning and Economic Development, final wording and any minor amendments being agreed by the Joint Director for Planning and

Economic Development in consultation with the Chairman and Vice-Chairman of the Planning Committee.

**7. S/1524/16/OL - CALDECOTE (CASA DE FOSETA)**

The Case Officer drew the Committee's attention to paragraph 2 of the report relating to a recent change to Affordable Housing Thresholds in accordance with the Government's Written Ministerial Statement 2014. Members noted the implications for this previously approved application, and for the proposed Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

Norman Marles (applicant) and Councillor Dr. Tumi Hawkins (local Member) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, subject to

- 1, the Conditions and Informative set out in the report set out in the report from the Joint Director for Planning and Economic Development, final wording and any minor amendments being agreed by the Joint Director for Planning and Economic Development in consultation with the Chairman and Vice-Chairman of the Planning Committee; and
2. the prior completion of the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 required by the Planning Committee at its meeting on 9 August 2017, amended to reflect a change in the way South Cambridgeshire District Council applies its affordable housing policy, following the Planning Portfolio Holder meeting on 11 December 2017.

**8. S/1032/17/FL - MELBOURN (LAND R/O 46-56 THE MOOR, MELBOURN)**

Philip Kratz (agent representing a group of community objectors) and Paul Sutton (applicant's agent) addressed the meeting.

Councillor Val Barrett also addressed the Committee in her capacity as a local Member. She focussed on cumulative development.

The Committee noted the absence of any technical objection.

Following a short debate, during which questions were raised as to character, building in the countryside, and neighbour amenity, 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 set out in Appendix 3 attached to the report from the Joint Director for Planning and Economic Development, and adjusted, if necessary, following clarification being sought and obtained from Cambridgeshire County Council in relation to capacity at Melbourn Village College; and
2. The Conditions and Informatives set out in the said report, final wording and any minor amendments to be agreed by the Joint Director for Planning and Economic Development in consultation with the Chairman and Vice-Chairman of the Planning Committee.

**9. S/2757/17/FL - FOWLMERE (CHRISHALL ROAD)**

James Young (objector) and Kate Wood (applicant's agent) and Councillor Lawrence Wragg (Fowlmere Parish Council) addressed the meeting.

Councillor Deborah Roberts also addressed the Committee as local Member. She expressed concern at paragraph 2 of the update report relating to the late decision by Cambridgeshire County Council to request Section 106 monies for Thriplow Primary School instead of Fowlmere Primary School.

Following a short debate, during which questions were raised about character, impact on neighbour amenity, and detriment to the Green Belt, the Committee **refused** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Members agreed the reasons for refusal as being a conflict with Policies DP/2 (Design of new development) and DP/3 (Development Criteria, particularly paragraph 2(j) concerning unacceptable adverse impact on residential amenity) of the South Cambridgeshire Local Development Framework 2007.

#### **10. ENFORCEMENT REPORT**

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

#### **11. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **received and noted** a report on Appeals against planning decisions and Enforcement Action.

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**The Meeting ended at 2.17 p.m.**

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