

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 March 2018 at 9.30 a.m.

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

Councillors:	John Batchelor	Brian Burling
	Kevin Cuffley	Philippa Hart
	Sebastian Kindersley	David McCraith
	Des O'Brien	Deborah Roberts
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Katie Christodoulides (Senior Planning Officer), Edward Durrant (Principal Planning Officer / Team Leader (Development Management)), Alistair Funge (Planning Enforcement Officer), Jane Green (Head of New Communities / Interim Head of Development Control), Stephen Kelly (Joint Director for Planning and Economic Development), John Koch (Planning Team Leader (West)), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), James Stone (Principal Planning Officer), Rebecca Ward (Principal Planning Officer) and Rebecca Whitney (Senior Planning Officer)

Councillors Graham Cone, Tony Orgee and John Williams were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor David Bard declared a non-pecuniary interest in Minute 4 (S/4099/17/OL - Hinxton (Land to the East of the A1301, South of the A505 near Hinxton and west of the A1301, North of the A505 near Whittlesford)). Councillor Bard had attended a presentation of this application to Sawston Parish Council. He had not voted on that occasion and was now considering the matter afresh.

Councillor Kevin Cuffley declared a non-pecuniary interest in Minute 4 (S/4099/17/OL - Hinxton (Land to the East of the A1301, South of the A505 near Hinxton and west of the A1301, North of the A505 near Whittlesford)). Councillor Cuffley had attended a presentation of this application to Sawston Parish Council. He had not voted on that occasion and was now considering the matter afresh.

Councillor Deborah Roberts declared a non-pecuniary interest in Minute 9 (S/4112/17/OL - Fowlmere, (Land r/o 1 Westfield Road)). Councillor Roberts had been present at the meeting of Fowlmere Parish Council at which this application had been discussed. However, she had withdrawn from the meeting for the duration of the discussion of this specific matter because she was an elected Member of the applicant Authority.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 7 February 2018, subject to the following:

Minute 2 – Declarations of Interest

Councillor Sebastian Kindersley declared non-pecuniary interests as follows:

In the first bullet point of Councillor Sebastian Kindersley's declaration, substitute Litlington Parish Council for Cambridgeshire County Council and, in the second bullet point, delete "...previously represented Great Eversden as a Cambridgeshire County Councillor" and replace with "...been present at meetings of Great Eversden pv when this application had been discussed, but was considering the matter afresh."

Councillor Kindersley's declarations would read as follows:

- Minute 7 ((S/2927/17/FL - Litlington (Sheen Farm, Royston Road)). Councillor Kindersley had been present at Litlington Parish Council meetings at which this issue had been discussed.
- Minute 8 (S/3450/16/FL - Great Eversden (Land to the North of Church Street, known as OSP 148)). Councillor Kindersley had previously been present at meetings of Great Eversden Parish Council when this application had been discussed, but was considering the matter afresh.
- Minute 10 (S/3372/17/CW - Landbeach (Levitt's Field, Waterbeach Waste Management Park, Ely Road)). As a member of Cambridgeshire County Council's Planning Committee, Councillor Kindersley would not vote in relation to South Cambridgeshire District Council's response to consultation.

4. **S/4099/17/OL - HINXTON (LAND TO THE EAST OF THE A1301, SOUTH OF THE A505 NEAR HINXTON AND WEST OF THE A1301, NORTH OF THE A505 NEAR WHITTLESFORD)**

Members visited the site on 6 March 2018.

The Joint Director for Planning and Economic Development outlined the application and set it within the current planning policy context. The case officer updated the Committee about the application, highlighting that Ickleton Parish Council had objected to the application, primarily on landscape and transport grounds. Hinxton Parish Council supported the recommendation of refusal, but said that, should the Committee approve the application, the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 should specifically address transport concerns.

Barbara Fagg (objector from Hinxton), Emma Fletcher (applicant's agent), Councillor William Brown (Hinxton Parish Council), Councillor Aureole Wragg (Pampisford Parish Council), Councillor Andrew Greaves (Whittlesford Parish Council), Councillor Tony Orgee (local Member for Hinxton and Pampisford) and Councillor Peter Topping (Member for Whittlesford) addressed the meeting.

The Committee debate focussed on the prematurity of the application, not least because it had not been submitted as part of the process being followed as part of the emerging Local Plan. Noting the national and international significance of the proposal, the Committee was clear that the material planning interests of local people must take precedence.

The Principal Planning Policy Officer outlined the nature of Local Plan representations received.

Following further debate, the Committee gave officers **delegated powers to refuse** the application once the public consultation period had expired, for Reasons 2 to 8 inclusive, and Reason 10 set out in the report from the Joint Director for Planning and Economic Development (Reason 9 (Floods and Water) no longer being relevant) and Reason 1 set out in the said report Reason 1 amended to state 'The proposal represents an unsustainable form of development located outside of the village development framework and within the open countryside. The proposed site has not been allocated or put forward for development in the current Local Development Framework or emerging Local Plan. The development is therefore contrary to Policies DP/7 and ET/3 of the South Cambridgeshire Development Control Policies DPD 2007, Policy S7/8 of the Core Strategy DPD and Policies S/5, S/7, E/15 and E/16 of the draft South Cambridgeshire Local Plan 2014.'

Councillor Deborah Roberts arrived at the meeting after the consideration of this application had started, and therefore abstained from voting.

5. **S/3564/17/OL - GREAT ABINGTON (LAND NORTH OF LINTON RD)**

Members visited the site on 6 March 2018.

Copies of the Heads of Terms had been circulated to Planning Committee members.

James Snell (applicant's agent), Councillor Pennie Zimern (Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting.

Discussion included reference to the application being outline only. One Committee member suggested that, if approved, the Reserved Matters application should be presented to Committee for determination. A Committee member suggested that the requirement for affordable housing should be pegged at 40% with a minimum of five dwellings.

The Interim Head of Development Management highlighted the impact of the five-year land supply issue and said that the setting of the nearby Listed Buildings should be seen as a material consideration.

A proposal by Councillor Deborah Roberts to defer the application was seconded by Councillor Tim Scott, voted upon, and lost.

The Committee gave officers **delegated powers to approve** the application, contrary to the primary recommendation in the report from the Joint Director for Planning and Economic Development. The Committee did not consider that the impact on the setting of the Conservation Area and Listed Building would significantly and demonstrably outweigh the benefits arising from the development, namely the provision of no fewer than five affordable dwellings, and those benefits set out in paragraph 84 of the report. Planning consent would be subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 in line with the following Heads of Terms

Great Abington – Land north of Linton Road (S/3564/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing	40% or five dwellings, whichever is the higher
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	All 5 affordable dwellings to have local connection priority. 1 st Great Abington and Little Abington 2 nd Babraham, Hildersham, Hinxton, Pampisford

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Sports	SCDC	£15,000 (circa)
Indoor community space	SCDC	£22,000 (circa)
Children’s play	SCDC	£7,000 (circa)
Household waste bins	SCDC	£73.50 per house and £150 per flat
Healthcare	SCDC	
TOTAL		£44,000
TOTAL PER DWELLING		£3,384.62

Section 106 infrastructure summary:

Item	Beneficiary	Summary
N/A	N/A	N/A

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	NO

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	NO

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO

Ref	CCC7
Type	Transport
Policy	TR/3
Required	NO

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Great and Little Abington needed 2.21 ha of sports space but had 3.72 ha, i.e. a surplus of 1.51 ha.</p> <p>The parishes of Great and Little Abington have shared recreation facilities. The one recreation ground is located in Great Abington and has a football pitch and separate cricket pitch and a heavily used, informal MUGA. There is also an outdoor bowling green located in Little Abington. The football pitches are in very good condition and have been improved since the last report. The villages do not provide competitive junior football as many local young people play for the Aztecs Club, now based at Linton Village College. There is an adult football team, and 4 adult and 5 junior cricket teams. The Bowls club are allowed to use the ground by goodwill only as it is privately owned.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.</p> <p>Great Abington Parish Council has said that in order to meet the needs of future resident's sports contributions are required to:</p> <ul style="list-style-type: none"> A. Improve and enlarge the hard court area on the recreation ground (which is well used by the community and the school), making it into a Multi Use games Area (MUGA) that can be used for a wide range of activities including tennis, 5 a side football, football and cricket practice. B. A BMX Track C. A perimeter running track around the recreation ground D. Cricket Practice nets <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided:</p> <p>1 bed: £625.73 2 bed: £817.17, 3 bed: £1,130.04 4+ bed: £1,550.31</p>
Quantum	£15,000 (circa)

Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 5 dwellings
Officer agreed	YES
Applicant agreed	TBC
Number Pooled obligations	One to date (North of Pampisford Road)

Ref	SCDC2															
Type	Children's play space and informal open space															
Policy	SF/10															
Required	YES															
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Great and Little Abington needed 1.11 ha of play space whereas it had 0.08 ha, i.e. a deficit of 1.03 ha.</p> <p>A development of 13 dwellings is required to provide onsite open space in the form of (a) informal children's play space and (b) informal open space.</p> <p>The provision of formal children's play space will be satisfied via an offsite contribution based on the rates set out below.</p> <p>1 bed: £0 2 bed: £1,202.78 3 bed: £1,663.27 4+ bed: £2,281.84</p> <p>Great Abington Parish Council has said that contributions would be spent on updating and improving the existing children's play area at the recreation ground.</p> <table border="1" data-bbox="603 1482 1334 1666"> <thead> <tr> <th></th> <th>Informal play space</th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>5.4m²</td> </tr> <tr> <td>2 bed</td> <td>7m²</td> <td>7m²</td> </tr> <tr> <td>3 bed</td> <td>9.7m²</td> <td>9.7m²</td> </tr> <tr> <td>4+ bed</td> <td>13.3m²</td> <td>13.3m²</td> </tr> </tbody> </table>		Informal play space	Informal open space	1 bed	Nil	5.4m ²	2 bed	7m ²	7m ²	3 bed	9.7m ²	9.7m ²	4+ bed	13.3m ²	13.3m ²
	Informal play space	Informal open space														
1 bed	Nil	5.4m ²														
2 bed	7m ²	7m ²														
3 bed	9.7m ²	9.7m ²														
4+ bed	13.3m ²	13.3m ²														
Quantum	£22,000 (circa)															
Fixed / Tariff	Tariff															
Trigger	To be paid prior to the occupations of 5 dwellings															
Officer agreed	YES															
Applicant agreed	YES															
Number Pooled obligations	One to date (North of Pampisford Road)															

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>In accordance with the assessment Great Abington has a need for 95 square metres of indoor meeting space and Little Abington has a need for 55 square metres. Both villages are served by the Abington Institute which provides 180 square metres meaning there is a surplus of 30 square metres. The Institute is described as a well maintained, good quality, recently updated facility which is well equipped with a community café and functions as a hub for community sports facilities. The hall is of a reasonable size.</p> <p>Based on the likely number of people arising from the development an area of circa 4 m² is required.</p> <p>Great Abington Parish Council has said that monies would be used towards the continued improvement of facilities at the village Institute:</p> <ul style="list-style-type: none"> A. The replacement of the terrace glazed walling @ £15,000 B. Improve lighting @ £3,000 C. Additional storage @ £2,000 D. Improved flooring @ £11,000 E. New oven @ £3,500 <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00</p>

	3 bed - £513.04 4+ bed - £703.84
Quantum	£7,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 5 dwellings
Officer agreed	YES
Applicant agreed	TBC
Number Pooled obligations	One to date (North of Pampisford Road)

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	NO

2. The suggested Conditions set out in the report in case the Committee rejected the officer recommendation to refuse, together with additional safeguarding Conditions including the requirement for a design brief to provide guidance prior to the submission of any Reserved Matters.

6. S/3396/17/FL - FULBOURN (LAND WEST OF BALSHAM ROAD)

Members visited the site on 6 March 2018.

Councillors Graham Cone and John Williams (local Members) addressed the meeting.

The Interim Head of Development Management summarised the concept of a Mortgagee in Possession (MiP) clause.

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 (or other appropriate legal agreement) as follows:**

- a. No financial contribution – on viability grounds – other than towards the provision of waste bins at £73.50 per house plus indexation)

b. Affordable Housing

100% Affordable

- i. 9 at **Affordable Rent** (rents at no more than Housing Allowance levels)

- 4 x one bed
- 3 x two beds
- 2 x three beds

- ii. **5 Shared Ownership**

- 3 x two beds
- 2 x three beds

- c. Mortgagee in Possession wording to be included in the Legal Agreement
- d. Restriction to limit staircasing on Shared Ownership units not going beyond a maximum of 80% ownership.
- e. Priority to be given to those with a “Local Connection” to Fulbourn before cascading out
- f. On site Open Space LAP (Local Area of Play) with an activity zone of approx. 275 M²
- g. Management and maintenance arrangements (including fall-back provisions) for internal roads, on-site open space, LAP, and over communal hard and soft landscaping and sustainable drainage

- 2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

7. S/3418/17/FL - FULBOURN (LAND AT FULBOURN SOCIAL CLUB, CAPITAL PARK)

Members visited the site on 6 March 2018.

The case officer corrected paragraphs 32 to 34 to read as follows:

Site and Proposal

The site

- 32. The application site is located on the Capital Park site adjacent to the Cambridge Road and accessed from that road via the main entrance to the business park and off its internal access road. The wider Capital Park site is a business park comprising 4 large three storey office buildings, the old hospital building, a daycare nursery, café and gatehouse, as well as the existing social club which occupies the application site.
- 33. The application site is approximately 8,500 m² in area and is enclosed by mature planting on the southern boundary with Cambridge Road and alongside the business park access road to the west. It is open to playing fields to the east, which are in turn enclosed by a mature tree belt on their eastern boundary. The site is currently occupied by the existing social club building and its car park and access. The social club building is single storey and of a

relatively simple, utilitarian design with hard standing for car parking to the west side, between the building and the internal access road for the business park.

34. The site is located outside of any development framework boundary and is in the Cambridge Green Belt and is part of the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt. It is also located within the boundary of the Conservation Area of the former hospital site.

David Cottee (Fulbourn Forum – objector), Paul Wilmott (applicant's agent) and Councillor Graham Cone (local Member) addressed the meeting.

Discussion focused on the rural nature of the application and its impact on the Green Belt, and the adequacy of car parking provision.

The case officer referred to the sequential search that had been carried out.

The Committee gave officers **delegated powers to approve** the application contemporaneously with the associated application S/3404/17/FL, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of transitional arrangements to allow the social club to continue to operate after the demolition of the existing building but prior to the completion of the new building; and
2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, final wording to be agreed in consultation with the Planning Committee's Chairman and Vice-Chairman.

8. S/3404/17/FL - FULBOURN (LAND OFF FULBOURN OLD DRIFT)

Members visited the site on 6 March 2018.

David Cottee (Fulbourn Forum – objector), Paul Wilmott (applicant's agent), and cllr Graham Cone and John Williams (local Members) addressed the meeting.

Discussion focused on location and the adequacy of car parking provision. There was some difference of opinion relating to noise, and sustainability of the proposal.

Upon the Chairman's casting vote, the Committee gave officers **delegated powers to approve** the application, contemporaneously with the associated application S/3418/17/FL, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing a Car Parking Management Plan; and
2. The Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development, final wording to be agreed in consultation with the Planning Committee's Chairman and Vice-Chairman.

9. S/4112/17/OL - FOWLMERE, (LAND R/O 1 WESTFIELD ROAD)

Members visited the site on 6 March 2018.

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.

10. S/0548/18/FL - CAMBOURNE (SOUTH CAMBRIDGESHIRE HALL, CAMBOURNE BUSINESS PARK)

Following a brief discussion about security and health & safety issues, the Committee **approved** the application subject to the Conditions set out in the report from the Joint Director for Planning and Economic Development.

11. ENFORCEMENT REPORT

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

12. 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 2.45 p.m.
