

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Thursday, 16 August 2018 at 2.00 p.m.

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

Councillors: Eileen Wilson (substitute) Heather Williams (substitute)
Peter Fane Bill Handley
Anna Bradnam (substitute) Judith Rippeth
Sue Ellington Nick Wright

Officers in attendance for all or part of the meeting:

John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Aaron Sands (Senior Planning Officer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Principal Planning Officer)

1. APOLOGIES

Councillors Dr. Martin Cahn, Grenville Chamberlain, Brian Milnes and Peter Topping sent Apologies for Absence. Their respective substitutes were Councillors Eileen Wilson, Heather Williams, Anna Bradnam and Sue Ellington.

Councillor Deborah Roberts sent Apologies for Absence but no substitute was available.

2 (a) Declarations of Interest

Councillor Anna Bradnam declared a non-pecuniary interest in Minute 4 (S/3865/17/FL - Waterbeach (Land at Cody Road & Capper Road)) because she had met the applicant on site independently of the formal site visit. She had been accompanied by the other two District Councillors representing Waterbeach – Councillors Judith Rippeth and Hazel Smith – and by the Case Officer.

Councillor John Batchelor declared a Non-disclosable Pecuniary Interest in Minute 6 (S/0793/18/FL - Linton (1 Horseheath Road)). Councillor Batchelor's son, Councillor Henry Batchelor, has a business relationship with the applicant. Councillor John Batchelor had never met said applicant. In view of the legal advice he had received, Councillor John Batchelor would withdraw from the Chamber, take no part in the debate, and would not vote.

Councillor Judith Rippeth declared a non-pecuniary interest in Minute 4 (S/3865/17/FL - Waterbeach (Land at Cody Road & Capper Road)) because she had met the applicant on site independently of the formal site visit. She had been accompanied by the other two District Councillors representing Waterbeach – Councillors Anna Bradnam and Hazel Smith – and by the Case Officer.

2 (b) Recorded Voting

Pending the issue of recorded voting at Planning Committee being addressed by the Constitution, Councillor John Batchelor proposed that all substantive votes be recorded.

The proposal was duly seconded and, upon a show of hands, the Committee **agreed**

unanimously that all substantive votes at the current Planning Committee meeting should be recorded by name and / or number and name.

3. **MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 11 July 2018 subject as follows:

Minute 6 – S/1373/18/FL – Hinxton (Land adjacent Pettetts Barn, High Street)

Reference to Hazel Williams in the final paragraph should be a reference to Heather Williams.

4. **S/3865/17/FL - WATERBEACH (LAND AT CODY ROAD & CAPPER ROAD)**

Members visited the site on 16 August 2018 prior to the meeting.

Sophie Pain (applicant's agent) and Peter Johnson (supporter) addressed the meeting.

Members focussed debate on concerns about noise from the convenience store, the routing of delivery vehicles, proximity of the development to the existing Nursery, and appropriateness of the arrangements for waste disposal. The Chairman expressed disappointment at the lack of affordable housing and regretted the absence of a viability review mechanism.

The Committee voted unanimously to give officers **delegated authority 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 based on the Heads of Terms set out in Appendix 1 attached to the report from the Joint Director for Planning and Economic Development; and
2. The Conditions set out in Appendix 2 to the said report, Condition 14 being reworded, in consultation with the Chairman and Vice-Chairman of the Planning Committee, to provide more effective control over noise resulting from the day-to-day operation of the convenience store and ensure compliance with the Delivery and Servicing Plan (July 2018). Officers undertook to explore options for limiting Permitted Development Rights to ensure compliance with the District Design Guide, specifically in relation to distances between the convenience store and the adjacent Nursery.

5. **S/1531/17/FL - COMBERTON (COMBERTON BAPTIST CHURCH & CENTRE, GREEN END)**

Members visited the site on 16 August 2018 prior to the meeting.

David Royce (objector) and Philip Kratz (applicant's agent) addressed the meeting.

Dr. Jon Finney from the Local Highways Authority said that, from the LHA's point of view, the most important issue was to assess whether the impact of the proposed development was 'severe'. A decrease in the number of car parking spaces reduced the number of potential conflict points. In the LHA's opinion, the proposal's likely impact fell short of the level at which a transport statement would be deemed necessary. Therefore, it did not consider there to be any significant adverse issues, and had no objection to the proposed development.

Following discussion by Members, and by nine votes to nil (with Councillor Bill Handley abstaining) the Committee approved the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development.

6. S/0793/18/FL - LINTON (1 HORSEHEATH ROAD)

Members visited the site on 16 August 2018 prior to the meeting.

Councillor John Batchelor declared a Non-disclosable Pecuniary Interest because his son, Councillor Henry Batchelor, has a business relationship with the applicant. Councillor John Batchelor had never met said applicant. In view of the legal advice he had received, Councillor John Batchelor withdrew from the Chamber, took no part in the debate, and did not vote.

Councillor Pippa Heylings (Vice-Chairman) took the Chair and, with the Committee's affirmation, Councillor Anna Bradnam acted as Vice-Chairman for this item.

The case officer referred Members to paragraph 87 of the report and to the table in paragraph 84. The distance from first floor habitable room windows in proposed Plot 1 to the ground floor conservatory at 24 Parsonage Way should have said 30 metres not 27 metres.

Kate Kell (objector), Kath Slater (applicant's agent) and Councillor Enid Bald (Linton Parish Council) addressed the Committee.

Members observed that overlooking was a two-way issue and that the new dwellings might be overlooked by existing properties. They expressed concern about the extent of car parking on site, and access and manoeuvrability for emergency vehicles.

In the first sentence of paragraph 87, the second line should read "...the first floor the nearest of the new dwellings ...". In the final sentence of paragraph 87, the first "not" should be deleted so that it states, "It is considered that this relationship is not sufficient to warrant refusal."

Those Committee members present voted unanimously to **approve** the application subject to the Conditions and Informatives set out in the report from the Joint Director for Planning and Economic Development and amended as follows:

1. Condition 4 to require the retention and extension of the existing hedge along the boundary with Horseheath Road;
2. In respect of condition 12, Officers to see whether there was scope for the plans to be amended to ensure vehicles can turn within the site to allow access and egress in forward gear.

The final wording of Conditions and Informatives would be agreed in consultation with Councillor Pippa Heylings (Vice-Chairman in the Chair) and Councillor Anna Bradnam (Vice-Chairman for this agenda item).

Those Committee members present confirmed the removal of Permitted Development Rights agreed at the meeting held on 6 June 2018.

7. S/1178/18/FL - ARRINGTON (17 MILL LANE) ** WITHDRAWN FROM THE AGENDA **

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

8. ENFORCEMENT REPORT

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

9. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 5.00 p.m.
