

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 12 December 2018 at 9.30 a.m.

PRESENT: Councillor John Batchelor – Chairman

Councillors:	Anna Bradnam (substitute)	Dr. Martin Cahn
	Peter Fane	Bill Handley
	Brian Milnes	Henry Batchelor (substitute)
	Deborah Roberts	Peter Topping
	Heather Williams	Nick Wright

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Neil Gough, Philippa Hart and John Williams were in attendance, by invitation.

1. ARC INNOVATIONS RESEARCH PAVILIONS

The Committee received a PowerPoint presentation from Robin Snell, Director of Robin Snell and Partners, and Rob Taylor, Project Architect with the same Firm.

The presentation related to the idea of providing state-of-the-art studio-based workplaces to encourage collaborative working for start-up design companies in rural Cambridgeshire. It focussed on:

- The project aims and status
- Landscape design
- Architectural design

Committee members identified the following issues as being of interest:

- Relationship with Granta Park
- Permeability
- Noise
- Storage

2. APOLOGIES

Councillors Pippa Heylings and Judith Rippeth sent Apologies for Absence. Councillors Henry Batchelor and Anna Bradnam were their substitutes.

In Councillor Heylings' absence, and with the Committee's affirmation, Councillor Brian Milnes was appointed Vice-Chairman of the meeting.

3. DECLARATIONS OF INTEREST

Councillor Peter Fane declared a non-pecuniary interest in respect of Minute 7 (S/1699/18/FL - Sawston (junction of Dernford Lane and Stapleford Road)). Councillor

Fane had attended meetings of Great Shelford Parish Council at which this application had been discussed but was considering it afresh.

Councillor Heather Williams declared a non-pecuniary interest in Minute 11, paragraph 5(f) (Enforcement – 147 St. Neots Road, Hardwick). The landlords of no. 147 are also landlords of the neighbouring property, which is the headquarters building of the political association of which Councillor Williams is Deputy Chairman.

4. RECORDED VOTING

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

Councillor Nick Wright seconded the proposal 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.

5. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 14 November 2018, subject as follows:

Minute 2 – Declarations of Interest

Councillor Heather Williams was Deputy Chairman not Vice-Chairman of her political association.

Minute 6 – Local Plan Affordable Housing

In the third paragraph, correct typo to say ‘...engagement...’

Minute 9 – Little Gransden

- Add to the resolution of Condition 7 that “...For two years from the date of this permission, there shall be no launching by Aerotow or Self-launching sailplanes before 08:00 hours or after 19:00 hours daily from the application site. After two years from the date of this permission, there shall be no launching by Aerotow or Self-launching sailplanes before 09:00 hours or after 18:00 hours daily from the application site, subject to consideration by the Planning Committee of any further application.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018)
- Councillor Heather Williams refused Condition 7 rather than abstaining

6. S/2941/18/FL - MELBOURN (LAND NORTH OF MELBOURN SCIENCE PARK)

Members visited the site on 11 December 2018.

David Eldred (objector), Sam Hyde (supporter), Councillor John Travis (Melbourn Parish Council), Councillor Philippa Hart (a local Member) and County Councillor Susan van de Ven addressed the meeting.

The Planning Team Leader told Members that very special circumstances were not relevant in this instance.

By ten votes to one, 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 those items referred to in the Heads of Terms attached as Appendix 1 to the report from the Joint Director for Planning and Economic Development, amended if necessary by officers in consultation with the Planning Committee Chairman and Vice-Chairman of the meeting;
2. Call-in by the Secretary of State by virtue of the application representing a significant departure from the adopted Development Plan; and
3. The Conditions and Informatives set out in the above-mentioned report, amended if necessary by officers in consultation with the Planning Committee Chairman and Vice-Chairman of the meeting.

(Councillor Deborah Roberts voted to refuse the application)

7. S/1699/18/FL - SAWSTON (JUNCTION OF DERNFORD LANE AND STAPLEFORD ROAD)

Members visited the site on 11 December 2018.

Jim Chisholm (supporter), Councillor Barrie Ashurst (Great Shelford Parish Council) and Councillor Kettel (Stapleford Parish Council) addressed the meeting. A statement from Councillor Kevin Cuffley (Sawston Parish Council) was read out.

Committee members were keen to establish very special circumstances for approving the application. They briefly considered the possibility of approving the application for a temporary period. Members cited highway safety as the principal issue.

By ten votes to one, the Committee gave officers delegated power to approve the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing public access, including for cyclists and pedestrians, along the unadopted access on to the A1301; and
2. Safeguarding Conditions agreed by officers in consultation with the Planning Committee Chairman and Vice-Chairman of the meeting.

Members:

- (a) Agreed that the development amounted to inappropriate development in the Green Belt;
- (b) agreed that the development had resulted in a visual encroachment into the Green Belt but did not identify any other harm; and
- (c) considered that the improvements to highway safety especially for cyclists and schoolchildren using the adjacent cycle lane and the improved visibility for drivers using the access road constituted the necessary very special circumstances that clearly outweighed the harm by inappropriateness and the encroachment into the Green Belt.

(Councillor Deborah Roberts voted to refuse the application.)

**Councillors Henry Batchelor
and Deborah Roberts left the
meeting.**

8. S/1911/18/OL - BASSINGBOURN (LAND SOUTH OF CLEAR FARM) ** WITHDRAWN FROM THE AGENDA **

Members noted that this application had been **withdrawn**.

9. S/2454/18/FL - TEVERSHAM (NOS. 1 AND 3 PEMBROKE WAY)

Members visited the site on 11 December 2018.

Councillor John Williams (a local Member) addressed the meeting on behalf of himself and Councillor Dr. Claire Daunton, another local Member. A statement from Councillor Graham Cone (the third local Member) was read out.

It was established that, unless the development was conveyed to a third party, the Right to Buy, would be available.

The Committee unanimously **approved** the application subject to the Conditions set out in the report from the Joint Director for Planning and Economic Development but without the requirement for a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

10. S/2281/18/RM - COTTENHAM (LAND OFF OAKINGTON ROAD)

Members visited the site on 11 December 2018.

The case officer reported that Conditions (c) and (d) set out in the reported had been deleted.

Brian Smith (objector), Anne Dew (applicant), Councillor Frank Morris (Cottenham Parish Council) and Councillor Neil Gough (a local Member) addressed the meeting. Committee members raised with them the issues of

- Drainage
- Ongoing management
- The 'pepper potting' of affordable housing

Committee members had concerns about layout and design. By eight votes to one, the Committee **deferred** the application to enable officers to discuss those concerns with the applicant.

(Councillors John Batchelor, Bradnam, Cahn, Fane, Handley, Milnes, Topping and Heather Williams voted for deferral. Councillor Wright voted against deferral having indicated that, on the basis of the facts currently available to him, he was minded to refuse the application. Councillors Henry Batchelor and Roberts were not present in the Chamber.)

11. ENFORCEMENT REPORT

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

12. 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 2.50 p.m.
