

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 March 2019 at 9.30 a.m.

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

Councillors:	Dr. Martin Cahn	Peter Fane
	Bill Handley	Brian Milnes
	Judith Rippeth	Deborah Roberts
	Peter Topping	Heather Williams
	Nick Wright	

Officers in attendance for all or part of the meeting:

Patrick Adams (Senior Democratic Services Officer), Julie Ayre (Planning Team Leader (East)), David Ousby (Delivery & Innovations Manager), Eileen Paterson (Planning Delivery Manager), Richard Pitt (Principal Planning Lawyer), Stephen Reid (Senior Planning Lawyer) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Jose Hales and Dr. Ian Sollom were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

None.

3. RECORDED VOTING

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

4. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 13 February 2019, subject to the following amendments:

- At the end of minute 6 the Councillor's name be corrected to Brian Milnes.
- The time in condition 1. be amended to 09.30am.

5. S/2626/18/FL - COMBERTON (64 BARTON ROAD)

Ted Halford (objector), Mark Arnold, Sally Arnold and Chris Sale (applicants) and Councillor Ian Sollom (a local member, who also read out a statement on behalf of the parish council) addressed the meeting.

The Senior Planning Lawyer advised that Councillor Martin Cahn should not vote on this planning application as he had not been present for the entire debate. Councillor Cahn did not vote. Councillor Peter Topping was also not present for the entire debate and did not vote. Councillor Brian Milnes left the Chamber during the debate and also did not vote.

Concern was expressed at the proximity of a badger sett. To comply with the Protection of Badgers Act 1992 the Committee agreed that the wording of the third sentence of condition 4 should be amended to read: "Thereafter no development shall be carried out other than in accordance with the approved details."

The Committee noted that paragraph 196 of the National Planning Policy Framework (NPPF) stated that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

With seven votes against, none in favour and one abstention the Committee **REFUSED** the application contrary to the recommendation in the report from the Joint Director for Planning and Economic Development. Those members voting agreed the reasons for refusal were:

- the harm to the designated heritage asset outweighed the public benefits of the proposal, as laid out in paragraphs 193 and 196 of the NPPF;
- the guidance in the HQ/1 Design Principles laid out in the Local Plan;
- the guidance in NH/11 Protected Village Amenity Areas laid out in the Local Plan.

Councillors John Batchelor, Peter Fane, Bill Handley, Pippa Heylings, Judith Rippeth, Deborah Roberts and Heather Williams voted against the application, whilst Councillor Nick Wright abstained.

6. **S/2424/18/FL - MELBOURN (36 NEW ROAD)**

Mr Lawrence (Objector), Ben Thomas (Applicant), Councillor John Travis (Melbourn Parish Council) and Councillor Jose Hales (a local Member) addressed the meeting.

Councillor Jose Hales suggested that, as the foul water drainage system was already at capacity and it was unclear how Anglia Water could meet the demand created by this new development, a condition should be included to prevent the homes from this development from being occupied until this matter was resolved. A vote was taken and with eight votes in favour, none against and three abstentions the Committee agreed to add the following condition: "No dwelling unit shall be occupied until a scheme for the improvement of foul sewage capacity in the existing sewage system has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details."

Members of the Committee expressed concern that the proposed development would only deliver 4 affordable homes, which was 18% of the development when a development of this size should consist of at least 40% affordable homes, according to the Council's guidance. It was noted that the report recommended an independent viability assessment.

Following a short recess, the Chairman of the Planning Committee reported that the application had been withdrawn from the current agenda to allow more time for consideration to be given to the concerns expressed by the Committee regarding the provision of affordable housing and other matters.

7. **ENFORCEMENT REPORT**

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

The Principal Planning Lawyer updated the Committee on the current situation at Smithy Fen in Cottenham. He promised to keep the Committee informed of all future

developments.

**8. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION -
WITHDRAWN FROM THE AGENDA**

This item had been removed from the agenda.

The Meeting ended at 12.35 p.m.
