

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 14 August 2019 at 10.00 a.m.

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

Councillors:	Sue Ellington (substitute)	Peter Fane
	Bill Handley	Brian Milnes
	Judith Rippeth	Deborah Roberts
	Peter Topping	Heather Williams
	Eileen Wilson (substitute)	

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Nigel Blazeby (Planning Delivery Manager), 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)

Councillor Bunty Waters was in attendance, by invitation.

### **1. APOLOGIES**

Councillors Dr. Martin Cahn and Nick Wright sent Apologies for Absence. Councillors Eileen Wilson and Sue Ellington were their respective substitutes.

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

For clarity, Councillor Brian Milnes reminded those present that he represented Sawston on South Cambridgeshire District Council (S/0375/19/FL - Sawston (Falkner Road)).

Councillor Heather Williams declared a non-pecuniary interest in Minute 7 (S/3849/18/RM - Arrington (Plot 1, Church End)) and Minute 8 (S/0411/19/RM - Arrington (Plot 2, Church End)). As the local Member, Councillor Williams had attended meetings of Arrington Parish Council along with the Planning case officer. However, she had not taken part in any material discussion.

### **3. RECORDED VOTING**

Upon the proposal of Councillor Brian Milnes, seconded by Councillor Judith Rippeth, 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 MEETINGS**

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 28 June 2019.

Councillor Heather Williams requested a small change in order to provide greater clarity. On the second page, between the words "...conflict with that." And "...suggested...", the word "She" should become "Councillor Williams". By affirmation, the Committee agreed that the relevant paragraph should now read as follows:

“Councillor Heather Williams urged officers to ensure effective consultation with parishes neighbouring the site of West Cambourne, including Caxton and Papworth Everard. She also expressed concern about proposed densities and said that sustainability issues must be mandatory. Any departure from the Design Code should be referred to the Planning Committee for determination. The Assistant Director (Delivery) reminded Members about the Scheme of Delegation to officers and said it was important not to cause any conflict with that. Councillor Williams suggested that, in the interests of efficiency, minor departures should be dealt with by officers and only major departures (such as from the mandatory elements of the Code) should be presented to the Committee.”

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 10 July 2019.

Councillor Heather Williams requested a small change in order to provide greater clarity. In Minute 10 (Enforcement), between the words “...Update...” and “...on the...” the words “...from the Principal Planning Enforcement Officer...” should be added. By affirmation, the Committee agreed that the relevant paragraph should now read as follows:

“The Committee **received and noted** an Update from the Principal Planning Enforcement Officer on the enforcement report from the Joint Director of Planning and Economic Development.”

#### 5. **S/0375/19/FL - SAWSTON (FALKNER ROAD)**

Members visited the site on 13 August 2019.

Denise Farnham (objector) and Councillor David Bard (Sawston Parish Council) addressed the meeting.

The case officer verbally corrected an error on the first page of the report: the application was Outline only not Full as stated.

The Senior Planning Lawyer reminded the Committee that issues surrounding the access constituted a civil matter, which was not a material consideration in determining this planning application.

Councillor Heather Williams asked why the application was for self-build rather than Council housing. The case officer reminded Members about their duty towards those on the self-build register, and said that each application had to be dealt with on its merits.

Councillor Peter Topping had some sympathy with local residents, particularly in connection with the adverse impact on neighbour amenity.

The Committee unanimously **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

#### 6. **S/3187/18/FL - BAR HILL (INDUSTRIAL ESTATE KNOWN AS NORMAN PARK, LAND AT SAXON WAY)**

Members visited the site on 13 August 2019.

The case officer gave a verbal presentation based on the following points:

- Highways issues were being addressed as part of the A14 upgrade
- Implications for Northstowe Town Centre
- Unsustainability of the proposed development
- Departure from the South Cambridgeshire Local Plan 2018

Members sought and received clarification about appropriate marketing of the redundant buildings on site, and the sequential retail test.

Matthew Morris (objecting on behalf of Homes England, who were developing Northstowe Town Centre), Peter Keenan (applicant's agent), and Councillor Bunty Waters (local Member) addressed the meeting.

Most Members focussed on the proposal's conflict with Local Plan policies, retail hierarchy and marketing requirements and were minded to refuse the application. However, Councillor Peter Fane said that the proposal should be viewed in terms of striking a balance between existing retail in South Cambridgeshire and the proposal's specific benefits, including job creation. Councillor Fane noted that traffic issues were being addressed and that there was overwhelming public support for the proposal. He referred to a comment made by the applicant's agent that the retailers lined up for the development had stated that, for commercial reasons, they were no longer interested in trading from town centres the size of Northstowe.

By ten votes to one, the Committee **refused** the application for the reasons set out in the report from the Joint Director of Planning and Economic Development.

(Councillors John Batchelor, Ellington, Handley, Heylings, Milnes, Rippeth, Roberts, Topping, Heather Williams and Wilson voted to refuse the application. Councillor Fane voted to approve it.)

## **7. S/3849/18/RM - ARRINGTON (PLOT 1, CHURCH END)**

Members visited the site on 13 August 2019.

Colin Wilson (objector), Mike Briggs (applicant) and Avril Taylor (Arrington Parish Council) addressed the meeting.

There was some concern about the proposal's prominence, including in terms of the height due to the ground level differences.

On the proposal of Councillor Heather Williams, seconded by Councillor Deborah Roberts, and by nine votes to two, the Committee **deferred** the application to enable officers to explore with the applicant ways to address Members' concerns about visual impact, render and flooding.

(Councillors Ellington, Handley, Heylings, Milnes, Rippeth, Roberts, Topping, Heather Williams and Wilson voted for deferral. Councillors John Batchelor and Fane voted against deferral.)

## **8. S/0411/19/RM - ARRINGTON (PLOT 2, CHURCH END)**

Members visited the site on 13 August 2019.

Colin Wilson (objector), Craig Smith (applicant) and Avril Taylor (Arrington Parish Council) addressed the meeting.

There was some concern about scale, bulk and design. However, the majority of Members expressed satisfaction with the application subject to a Condition limiting use of the garage.

By nine votes to two, the Committee **approved** the application subject to

1. The Conditions and Informatives referred to in the report from the Joint Director of Planning and Economic Development; and
2. An additional Condition preventing the permitted garage from either being used as, or being converted for use as, a habitable property.

(Councillors John Batchelor, Ellington, Fane, Handley, Heylings, Rippeth, Topping and Wilson voted to approve the application. Councillors Roberts and Heather Williams voted to refuse.)

**9. S/3072/18/FL - BALSAM (15 PRINCES CLOSE)**

Members visited the site on 13 August 2019. They also viewed in passing an example of cladding existing in Herward Close, Impington.

The case officer explained that 15 Princes Close was a non-designated heritage asset.

Elaine Butterworth (Warm Homes Surveyor, South Cambridgeshire District Council) addressed the meeting.

By ten votes to nil, with Councillor Deborah Roberts abstaining, the Committee voted to **approve** the application subject to

1. The Conditions set out in the report from the Joint Director of Planning and Economic Development; and
2. Any rewording of those Conditions being agreed between officers and the Chairman and Vice-Chairman of the Committee prior to the issue of a Decision Notice.

**10. S/3063/18/FL - BALSAM (16 PRINCES CLOSE)**

Members visited the site on 13 August 2019. They also viewed in passing an example of cladding existing in Herward Close, Impington.

The case officer explained that 16 Princes Close was a non-designated heritage asset.

Elaine Butterworth (Warm Homes Surveyor, South Cambridgeshire District Council) addressed the meeting.

By ten votes to nil, with Councillor Deborah Roberts abstaining, the Committee voted to **approve** the application subject to

1. The Conditions set out in the report from the Joint Director of Planning and Economic Development; and
2. Any rewording of those Conditions being agreed between officers and the Chairman and Vice-Chairman of the Committee prior to the issue of a Decision

Notice.

**11. ENFORCEMENT REPORT**

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

Councillor Deborah Roberts asked about the Queens Head in Fowlmere. In reply, the Principal Planning Enforcement Officer said that the Council was working closely with the Owner to resolve the breach of planning control.

Members noted the tables contained in Appendices 1 and 2.

The Committee paid tribute to the Principal Planning Enforcement Officer, whose last appearance before the Planning Committee this was likely to be. On behalf of the Committee, the Chairman thanked the Principal Planning Enforcement Officer for all of his hard work on behalf of South Cambridgeshire District Council.

**12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee received and noted a report on Appeals against Planning Decisions and Enforcement Action.

The Vice-Chairman asked officers to consider expanding the report to show trends, and to highlight the impact of Appeal outcomes on the Council's five-year housing land supply target.

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**The Meeting ended at 2.40 p.m.**

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