

## DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

### At a meeting of the Committee held on 7<sup>th</sup> April 2004

PRESENT:	Mrs JM Healey - Chairman JH Stewart - Vice-Chairman	
Councillors	CC Barker RE Barrett RF Bryant R Driver G Elsbury CJ Gravatt R Hall Mrs SA Hatton Mrs J Hughes SGM Kindersley LCA Manning	Mrs CAED Murfitt JA Nicholas CR Nightingale JA Quinlan Mrs DP Roberts NJ Scarr RGR Smith Mrs DSK Spink R Turner LJ Wilson AW Wyatt

Councillors Mrs MP Course and Mrs B Waters attended the meeting by invitation.

Councillors Dr DR Bard, JD Batchelor, Mrs JA Muncey and Dr JPR Orme sent their apologies for absence.

#### 1. MINUTES

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3<sup>rd</sup> March 2004, copies of which had been made available electronically.

#### 2. LOCAL DEVELOPMENT FRAMEWORK – AN UPDATE

This item was **WITHDRAWN** from the agenda.

#### 3. PLANNING APPLICATIONS

The Committee **RESOLVED** that the following applications be determined as recommended in the report from the Director of Development Services, or otherwise as stated below, and that, in all cases, the Director of Development Services be given delegated authority to finalise details of Conditions and reasons for approval or refusal consistent with such determinations.

##### (1) **S/1254/03/F AND S/1363/03/LB - WHITTLESFORD**

Change of use and extensions to Officers' Mess (Building 45) to form hotel. Demolition, resiting and reconstruction of squash court (Building 46), Officers' Mess, Imperial War Museum for Pederson (Duxford) Ltd  
**DELEGATED APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services, subject to further discussions on size, landscaping, design, position in relation to neighbouring properties and siting of the refuse area, to the application being advertised as a Departure from the Development Plan, being referred to the Secretary of State and not being called in by him for determination, and to consultation with the local Member. Having visited the site, Members considered that the nature of the use and re-use of listed buildings, and implications for the

sustainable future of the Imperial War Museum outweighed the harm to the character of those listed buildings.

(Councillor R Driver declared a personal interest in this item. by virtue of being a member of the Duxford Airfield Liaison Committee. Councillors SGM Kindersley, JA Quinlan, Mrs DP Roberts and NJ Scarr voted for refusal, and asked that their votes be recorded.)

- (2) **S/2444/03/F - WHITTLESFORD**  
Extension, 38 North Road for Mr and Mrs Lawrence  
**APPROVAL**, as amended by drawing 0311/2/A date stamped 2<sup>nd</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (3) **S/0173/03/LB AND S/0174/04/F - THRILOW**  
Extension and replacement of single storey bathroom and larder by enlarged two-storey extension comprising hall, bathroom with first floor bedroom. Conversion of existing rear bedroom to shower room - 34 Lower Street for Mr and Mrs N Baker  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that the proposed development would enhance the setting of the listed building and Conservation Area by virtue of removing an inappropriate flat roof, and that the reasonable expectation of having access to a bathroom at first-floor level outweighed any disadvantages which such development might otherwise pose.
- (4) **S/0075/04/F - WILLINGHAM**  
Change of use from agricultural to car park at land adjacent to 2, Station Road for A R Aspinall and Sons Ltd.  
**DELEGATED APPROVAL/REFUSAL**, subject to the applicant removing, to the satisfaction of the Local Planning Authority, the open storage from the application, and complying with Conditions reflecting concerns raised by the Chief Environmental Health Officer, referred to in paragraph 11 of the report.
- (5) **S/2551/03/O - WILLINGHAM**  
Dwelling to the rear of 41 Church Street, for Mr and Mrs S Nunn  
**APPROVAL**, as amended by plan date stamped 9<sup>th</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (6) **S/0267/04/RM - HATLEY**  
Dwelling, land adjacent to 53 East Hatley for Jaspo Ltd  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that the scale and form of the proposed dwelling and garage at the edge of the village would not be unsympathetic to the character and amenities of the locality, would not have an unacceptable impact on the surrounding countryside, and did not, therefore, conflict with Policies SE5 and SE9 of the South Cambridgeshire Local Plan 2004.  
(Councillor SGM Kindersley declared a personal interest in this item as Clerk to Hatley Parish Council, and a prejudicial interest as an adjoining landowner, and withdrew from the Chamber.)
- (7) **S/0220/04/O - SHEPRETH**  
Dwelling and garage at land at Barons Farm, 7 Angle Lane for J Swanson

**REFUSED** for the reasons set out in the report from the Director of Development Services.

- (8) **S/0259/04/F - GRANTCHESTER**  
Change of use of land to garden, and erection of garage, 15 Sladwell Close for Mr and Mrs Sharp  
**DELEGATED APPROVAL**, subject to there being no new material objections as a result of further consultation on an amended scheme, and to the Conditions referred to in the report from the Director of Development Services, for the reasons set out therein.
- (9) **S/2433/03/F - GRANTCHESTER**  
Extension at The Rupert Brooke Public House, The Broadway for Enterprise inns  
**DELEGATED APPROVAL**, subject to consideration of the Conservation Manager's comments set out in paragraph 10 of the report from the Director of Development Services, and to the further slight amendment of the parking scheme.
- (10) **S/2570/03/F - CAXTON**  
Use of site and building for weekly car auction, Kartsport UK, Royston Road for Mr S Butcher  
**DEFERRED** to enable an independent highways assessment to be carried out, such assessment to be made in the context of the particular type of traffic likely to be generated by the proposal.
- (11) **S/1371/92/O - CAMBOURNE**  
Submission of Masterplan and Design Guide pursuant to Conditions 1 and 2  
**DELEGATED APPROVAL** of Revision 24, subject to amendment of the sports centre area.  
**DELEGATED APPROVAL/REFUSAL** of Revision 25, subject to conclusion of negotiations, to the satisfaction of the Local Planning Authority, relating to landscaping and environmental health issues resulting in the addition of the route of the A428 dual carriageway, the removal of the sports centre detail, and any other comments that may be raised by consultees.
- (12) **S/6177/02/F - CAMBOURNE**  
Sports area, multi-purpose sports building, ancillary buildings, parking and associated works at land to the east of Monk Drive, Cambourne, in the Parish of Bourn, for McA Developments Ltd.  
**REFUSED** for the reason set out in the report from the Director of Development Services.
- (13) **S/6233/04/F - CAMBOURNE**  
Erection of 39 dwellings and eight live/work units, Broad Street, Cambourne (in the Parish of Bourn)  
**DELEGATED APPROVAL**, subject to the clarification of outstanding highways issues, and to Conditions including those referred to in the report from the Director of Development Services.
- (14) **S/6229/03/RM - CAMBOURNE**  
Siting, design, means of access and landscaping for cricket pavilion, car park, recycling centre and access and amended boundary to play area at Lower Cambourne Village Green, Woodford Lane, Lower Cambourne (in the Parish of Caxton) for McA Developments Ltd

**DELEGATED APPROVAL**, subject to the matters of detail outlined in the report from the Director of Development Services, and to the Conditions referred to therein.

- (15) **S/0211/04/F - COTTENHAM**  
Bungalow, land to the rear of 268 High Street for Mr and Mrs Jeeps  
**REFUSED** for the reasons set out in the report from the Director of Development Services and, in addition, for the reason of loss of privacy for the occupiers of neighbouring properties on High Street.
- (16) **S/0323/04/F AND S/0322/04/LB - BOXWORTH**  
Extension and conversion of barn /outbuilding into separate dwelling. Cuckoo Pastures Farmhouse  
**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that the proposals would provide a small dwelling would involve the sustainable re-use of an existing building and would not have an adverse effect on the character of the listed building or on road safety, and that they did not contravene Policies EN/26 or EN/28 of the South Cambridgeshire Local Plan 2004 or Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003.
- (17) **S/0292/04/F - FOXTON**  
Erection of light industrial and storage units, 27 Royston Road for J Welch  
**REFUSED** for the reasons set out in the report from the Director of Development Services.
- (18) **S/0073/04/F - GIRTON**  
Creation of Football and Rugby Pitches, for Girton College  
**APPROVAL** for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein. The local Member (Councillor Mrs JM Healey) thanked the Council's Ecology Officer for his involvement in reaching a satisfactory conclusion of this matter.
- (19) **S/0214/04/F - GREAT SHELFORD**  
Extensions at 38 High Street for Mr and Mrs Main  
**APPROVAL** as amended by drawing no. SF03 129.2.A date-stamped 15<sup>th</sup> March 2004, for the reasons set out in the report from the Director of Development Services,, and subject to the Conditions referred to therein.
- (20) **S/0446/04/F - HARSTON**  
Bungalow (amended design) on land adjacent to 25 High Street for Dr and Mrs Heap  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, and subject to the Conditions referred to therein.
- (21) **S/0170/04/F - HASLINGFIELD**  
Resiting three antennas and erection of electronics building, land between former railway track and Bourn Brook, east of Barton Road, for the Chancellor, Masters and Scholars of the University of Cambridge. Members were minded to **APPROVE** the application, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to it being advertised as a Departure from the Development Plan. Noting that the applicant had demonstrated the very special circumstances for this development in the Green Belt, as contained in

Appendix 1 to the report, Members endorsed the view of officers that there was no need to refer the application to the Secretary of State.

- (22) **S/0252/04/F - HISTON**  
Erection of a detached dwelling, Land to the rear of 25 Park Avenue, Histon for Mr and Mrs W Thompson  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (23) **S/2415/03/F - HISTON**  
Variation of Condition 3 of planning permission S/0242/01/F to allow hot food take-away service during the lunch period and evenings, 44 Station Road for R Dias  
**REFUSED** for the reasons set out in the report from the Director of Development Services. The proposal to allow lunchtime takeaway sales on a permanent basis was defeated by 10 votes to 9, and that to allow evening takeaway sales on a trial basis was defeated by 15 votes to five.  
(Councillor Mike Mason, Chairman of Histon Parish Council, addressed the meeting. Councillor LJ Wilson declared a personal Interest as the Local Education Authority's representative on the Board of Governors of the Histon Early Learning Centre, and did not vote.)
- (24) **S/0282/04/F - GREAT AND LITTLE CHISHILL**  
Extension, Hyde House for Mr and Mrs Ridge  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.  
(Councillor RGR Smith declared a personal interest as a friend of the applicant in this item and withdrew from the Chamber.)
- (25) **S/2383/03/F - LINTON**  
Change of use from offices (Class B1) to children's nursery (Class D1) at Station House, Station Road for Jane Marshall  
**APPROVAL**, as amended by 'Transport Statement' date stamped 8<sup>th</sup> January 2004 and plans date stamped 6th April 2004, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.
- (26) **S/0241/04/F - LITTLE SHELFORD**  
New dwelling together with conversion of existing dwelling to garages at Bramley House (formerly known as Kulu), Whittlesford Road for GRN Designs Ltd  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and additional Conditions relating to tree protection and the implementation of the landscaping scheme.
- (27) **S/0256/04/F - LONGSTANTON**  
Erection of close boarded fence and change of use to garden land (retrospective) at 87 Thornhill Place, Longstanton  
**APPROVAL** for the reasons set out in the report from the Director of Services.

- (28) **S/0329/04/F - WHADDON**  
Shed, Spring Cottage, Bridge Street For D Grech  
**APPROVAL**, for the reasons set out in the report from the Director of Development Services, subject to confirmation from the Environment Agency that the revised details are satisfactory, to the Condition referred to in the report and to any additional Conditions proposed by the Environment Agency.
- (29) **S/0040/04/F - LITTLE EVERSDEN**  
Extension at Meridian, Finch's Field for Mr P Mallows and Ms C Revel  
**APPROVAL**. Having visited the site, Members considered that the proposal would not have an adverse impact on the street scene and that, therefore, it was not inconsistent with Policy HG/12 of the South Cambridgeshire Local Plan 2004.
- (30) **S/0057/04/F - OVER**  
Change of use from retail (A1) to sandwich shop/takeaway (A3), 25 High Street, Over  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.
- (31) **S/0087/04/F - OVER**  
Extension (retrospective application) Unit 4 Riverview Farm, Overcote Road for M J Norman  
**DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein. Members endorsed the view of officers that, due to the small scale and the siting of the proposal, there was no significant prejudice to the implementation of the Development Plan's policies, such as would otherwise warrant referring the application to the Secretary of State
- (32) **S/2171/00/F - GRAVELEY**  
Amendment to previously approved application for research building, standby generator house, and sub-station enclosure at Hillcrest Farm, Toseland Road, for Intervet UK Ltd.  
**APPROVAL** of the proposed amendment to planning application S/2170/00/F.
- (33) **S/0056/04/F - PAPWORTH EVERARD**  
Erection of two temporary portakabins and links to existing ward block, Papworth Hospital, Papworth Everard  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (34) **S/0178/04/F - SAWSTON**  
Extension above garage for games room, Guildens Orchard, Catleys Walk for Mr Orrock  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (35) **S/0196/04/F - SAWSTON**  
Extensions to 52 London Road for Mr N Facer  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- (36) **S/0313/04/F - SAWSTON**

Dwelling on land adjacent to 12 Granta Road for J Collins  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

- (37) **S/0251/04/F - SWAVESEY**  
Use of outbuilding as residential annexe (retrospective application), Ryders Farm, 35 Middlewatch for Mr and Mrs J Dyer  
**APPROVAL**, subject to the prior completion of a Section 106 Legal Agreement limiting occupation of the annexe to family and short term holiday lets.
- (38) **S/0255/04/F - HORNINGSEA**  
Erection of house following demolition of existing dwelling, 'Terrell', Church End for the Executors of Mrs V V Lewin (Deceased)  
**REFUSED** for the reasons set out in the report from the Director of Development Services.  
(Councillor Mike Hellowell, Chairman of Horningsea Parish Council, addressed the meeting.)
- (39) **S/2247/03/F - HORNINGSEA**  
Replacement dwelling, King's Farm, High Street for Mr S T and Mrs N J Gibbs  
**DELEGATED APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to minor changes being made to the elevations and subject also to Conditions relating to other matters of design, details, materials and landscaping.  
(Councillor Mike Hellowell, Chairman of Horningsea Parish Council, addressed the meeting.)
- (40) **S/0164/04/F - STEEPLE MORDEN**  
Extension and conversion into four dwellings and erection of garage block, Cheyneys Lodge, Station Road, for Mr R Parmee and Mrs B White  
**DEFERRED** for a site visit.  
(Councillor Mike Turner, Vice-Chairman of Steeple Morden Parish Council, addressed the meeting.)
- (41) **S/1287/03/F - STEEPLE MORDEN**  
Extension and conversion of barns into four dwellings and ancillary buildings, Church Farm Barns, Church Farm Lane , for Byrne and Thomas Ltd  
**DEFERRED** for the commissioning of a report from an independent highways consultant.
- (42) **S/0072/04/F - GREAT WILBRAHAM**  
Erection of two first floor side extensions, 31 Church Street, Great Wilbraham for First Steps Day Nursery  
**APPROVAL** for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and an additional Condition relating to the submission and approval of an external colour scheme.
- (43) **S/0074/04/F - GREAT WILBRAHAM**  
Conversion of barn into dwelling, and construction of garage, Upper Heath Farm for the Trustees of R S Hicks  
Members were minded to **APPROVE** the application, as amended by Drawing No. 03-128-01 Revision A date-stamped 9<sup>th</sup> March 2004, for the

reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein and to it being advertised as a Departure from the Development Plan. Having regard to the nature and scale of the proposal, Policies SE/8 and GB/2 of the South Cambridgeshire Local Plan 2004, and the absence of objections, Members endorsed the view of officers that there was no need to refer the application to the Secretary of State.

(44) **S/0148/04/F - LANDBEACH**

Extensions, including raised roof, to The Brambles, Green End for Mr and Mrs Stevens

**APPROVAL**, contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that suitable design and screening would overcome any concern about potential adverse impact on the character of the surrounding area, and would therefore avoid any conflict with Policy HG/13 of the South Cambridgeshire Local Plan 2004.

(45) **S/0370/04/F - LANDBEACH**

Dormer extension, 146 High Street for Mrs T Munro

**REFUSED** for the reason set out in the report from the Director of Development Services.

(Councillor Mrs DP Roberts did not contribute to the debate, and did not vote.)

(46) **S/0532/04/F - LANDBEACH**

Modification or discharge of planning obligation to remove agricultural occupancy restriction, Enterprise House, Ely Road for Martin Taylor

It was **RESOLVED** that the Council revoke Clause 2 of the Second Schedule of the Section 106 Legal Agreement dated 7<sup>th</sup> May 1996, leaving Clause 3 in force.

(47) **S/0085/04/F - WATERBEACH**

Change of use of warehouse (Class B8) to use for public worship, assembly and leisure (Class D1 and D2), The Beaumont Steel Building, 51 Pembroke Avenue for Cambridge Community Church

**APPROVAL**, subject to the Conditions referred to in the report from the Director of Development Services. Members were satisfied that there was no conflict with either Policy EM/8 or CS/5 of the South Cambridgeshire Local Plan 2004.

**4. UPDATE ON APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION**

The Committee **NOTED** the following from the report prepared by the Director of Development Services:

- Decisions notified by the Secretary of State

Members noted that Appeals referenced E353 and S/1020/03/F (Plot 2 and land to the rear of Plots 2 and 3, Setchel Drove, Cottenham) had been allowed, and were both now the subject of a High Court challenge by the District Council.



Councillor Mrs DP Roberts expressed her gratitude to Enforcement and Legal Officers for their prompt action in dealing with illegal Traveller encampments at Smithy Fen, Cottenham. The Committee endorsed Mrs Roberts' comments.

- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 12<sup>th</sup> May 2004
- Appeals withdrawn or postponed
- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

The Deputy Director of Development Services reported that the Council had now appointed a Consultant to represent it at the forthcoming Inquiry into Cambourne Enhanced.

#### **5. ENFORCEMENT ACTION**

The Committee **NOTED** an Index of current Enforcement Cases and a report, dated 7<sup>th</sup> April 2004, detailing progress being made with Enforcement Action.

#### **6. PUBLIC FOOTPATH NO. 7 (PART) IN GAMLINGAY - PROPOSED DIVERSION**

Members **NOTED** a proposal from Cambridgeshire County Council to divert part of public footpath no. 7 in Gamlingay.

There being no objections to the proposal from the local Member or from officers, it was

**RESOLVED** that Cambridgeshire County Council be informed that this Council does not object to the proposal to divert part of public footpath number 7 in Gamlingay, as set out in the report from the Director of Finance and Resources.

#### **7. PUBLIC FOOTPATH RE-ORGANISATION SCHEME IN WEST WRATTING AND WESTON COLVILLE**

Further to the Committee's meetings on 7<sup>th</sup> May 2003 (Minute no. 8 refers), and 4<sup>th</sup> June 2003 (Minute no. 8 refers) and 5<sup>th</sup> November 2004 (Minute no. 12 refers), Members considered options from Cambridgeshire County Council in connection with public footpath numbers 8 in West Wrating.

**RESOLVED** that, in relation to the proposed footpath re-organisation scheme in West Wrating (specifically the diversion of footpath 8), Cambridgeshire County Council be informed that South Cambridgeshire District Council has no objection. to either of the options outlined in the report.

#### **8. CAMBOURNE SECTION 106 LEGAL AGREEMENT – FACILITIES AND TIMING OF PROVISION**

The Committee **NOTED** a further report on the lack of provision, in Cambourne, of a series of facilities required under the terms of the Section 106 Legal Agreement dated 20<sup>th</sup> April 1994, and its stance of withholding further permission for market housing, pending progress with such provision.

**RESOLVED** that the Council's stance be maintained for the time being, and that a further report be received at the next meeting.

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The meeting closed at 6.10pm

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