

DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

At a meeting held on Wednesday, 3 December 2003 at 10.00 a.m..

PRESENT: Councillor Mrs JM Healey – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors	Dr DR Bard	CC Barker
	RE Barrett	JD Batchelor
	RF Bryant	G Elsbury
	CJ Gravatt	R Hall
	Mrs SA Hatton	Mrs J Hughes
	SGM Kindersley	LCA Manning JP
	Mrs JA Muncey	Mrs CAED Murfitt
	JA Nicholas	CR Nightingale
	Dr JPR Orme	Mrs DP Roberts
	NJ Scarr	RGR Smith
	RJ Turner	LJ Wilson
	AW Wyatt MBE	

Councillors RF Collinson, Mrs MP Course, PL Stroude and Mrs VM Trueman attended the meeting by invitation.

Apologies for absence were received from Councillors Mrs DSK Spink MBE.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 5th November 2003, copies of which had been made available electronically.

2. PLANNING APPLICATIONS

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

(1) S/1550/03/F - SWAVESEY

Storage buildings, The Grange, 20 Market Street for the Whitfield Group
DELEGATED APPROVAL, as amended by plan no. 03/981/01B, subject to the prior completion of a Section 106 Legal Agreement, and to the Conditions set out in the report from the Director of Development Services.

(2) S/0785/03/O - HORNINGSEA

Erection of house and associated garaging following demolition of existing house, "Terrell", Church End for the Executors of Mrs MVV Lewin
REFUSED, as amended by letter dated 17th October 2003 and drawings numbered 03/04/01/Rev B and 03/04/02 date stamped 22nd October 2003, for the reasons set out in the report from the Director of Development Services.

(3) S/2141/03/F - TEVERSHAM

Erection of outbuilding providing swimming pool, changing rooms and ancillary facilities for private use, 2b Church Road, Teversham for Mr and Mrs A Willis
DEFERRED for a site visit, and to enable the applicant to demonstrate that the proposal

would not have an adverse impact on the character of the adjacent listed building.
(Councillor Mrs DP Roberts declared a personal interest in this item and did not contribute to the debate.)

(4) S/2161/03/F - GULDEN MORDEN

Variation of Condition 2 of planning permission S/0994/02/F to retain the stables on a permanent basis, Cold Harbour Farm, for Ms H Flint
DEFERRED for a site visit.

(5) S/2076/03/F - WATERBEACH

Extension and conversion of dwelling into two flats at 5 Burgess Road for Mr P Garner
APPROVAL, as amended by plan number 03/977/02B (revised on 11th November 2003), subject to the Conditions referred to in the report from the Director of Development Services.

(6) S/2080/03/RM - WILLINGHAM

House and garage, Plot 2, 67 Earith Road
Members noted that this application had been **WITHDRAWN**.

(7) S/2081/03/F - BALSAM

Replacement dwelling and double garage with gym/office above at 87 High Street for S Sutch and L Cook
DELEGATED APPROVAL/REFUSAL. The application would be approved, subject to a Condition requiring that the detailed design of the front wall, gate posts and any gates be agreed by officers, if amended plans were submitted addressing officers' concerns set out in the third paragraph of the planning comments' section of the report from the Director of Development Services, and the Conservation Manager's concern that the design of the building should be appropriate to the village of Balsam. It would be refused if satisfactory amended plans were not received.
(Councillor Mrs DP Roberts did not vote.)

(8) S/1941/02/F - SHEPRETH

Change of use to residential dwelling and garden land at house and land at Shepreth Wildlife Park for T Willers
APPROVAL, subject to the Conditions set out in the report from the Director of Development Services.
(Councillor Mrs DP Roberts declared a personal interest in this item, did not contribute to the debate, and did not vote.)

(9) S/1982/03/F - GRANTCHESTER

Alteration and conversion of existing barn to annexe at Lacies Farm, 34 Coton Road for Mr and Mrs M Miller
DELEGATED APPROVAL, subject to the prior completion of a Section 106 Legal Agreement ensuring that the building is not sold or let as a separate dwelling, and subject to confirmation that the proposal complies with Building Regulations, the sliding door remaining functional, and exploration of the possibility of setting back the openings on the eastern elevation.

(10) S/1219/03/F - BASSINGBOURN

Change of use of agricultural building to commercial vehicle body building and painting workshop at Highfields Farm for Kneesworth Farms Ltd
Members noted that this application had been **WITHDRAWN**.

(11) S/2164/03/F - COTTENHAM

Continuation of use of land as clay shooting ground on Fridays, Saturdays and Sundays,

Willow Grange, Ely Road for Mr Kirby

DELEGATED APPROVAL, contrary to the recommendation contained in the report from the Director of Development Services, subject to Conditions reflecting the second paragraph of the History section therein, and appropriate noise attenuation measures. Members considered that, subject to these Conditions, and in view of the site's relatively remote location, the proposal would have no significant adverse impact on properties in the vicinity.

(Councillors LCA Manning, RGR Smith and LJ Wilson declared prejudicial interests in this item, and withdrew from the Chamber during the consideration thereof.)

(12) S/2229/03/F - RAMPTON

Siting of eight caravans for gypsy families (8 pitches) Primrose Meadow, OSP 9586, Cow Lane for H Price

DEFERRED, pending consideration by the Travellers Consultative Group and receipt of comments from Cambridgeshire Constabulary on the law and order implications involved. Having visited the site and taken officers' advice, Members considered that further development on site, which would have an adverse impact on the countryside, should be prevented. Accordingly, they instructed officers to issue and serve Enforcement Notices on the current occupiers and Stop Notices to prevent new occupiers from carrying out further work pending a final decision about this application.

(13) S/2060/03/F - FULBOURN

Erection of eight houses, land off the Chantry for G C Lacey and Son

DELEGATED APPROVAL, subject to the receipt of the revised plans referred to in the report from the Director of Development Services, the formal adoption of the Deposit Local Plan excluding the site from the Green Belt, and safeguarding Conditions.

(14) S/1873/03/F - GAMLINGAY

Variation of Condition no. 4 of planning permission reference S/0476/02/F to allow a continuation of use for open storage until 31st July 2004 at land to the rear of units 1 and 2 Station Road for Pinewood Structures Ltd

APPROVAL, subject to the Condition referred to in the report from the Director of Development Services.

(15) S/2187/03/F - GIRTON

Erection of two-storey rear extension and front porch at 40 St Margaret's Road, for Mrs Braham

APPROVAL, subject to the Conditions referred to in the report from the Director of Development Services.

(16) S/2069/03/F - HARDWICK

Bungalow, land off Links Road for Camstead Ltd

APPROVAL, subject to the Conditions referred to in the report from the Director of Development Services, and an additional Condition limiting the hours of construction.

(17) S/2146/03/F - IMPINGTON

Three flats, land off St George's Way for HRB Properties Ltd

APPROVAL, subject to the submission of satisfactory amended plans clarifying use of the gardens, location of bin areas and drying areas, and any other issues deemed appropriate.

(18) S/2379/01/O - IMPINGTON

Outline application for the development of a residentially led mixed-use sustainable urban extension on land at Arbury Camp, Cambridge

DELEGATED APPROVAL, subject to:

- (a) the satisfactory outcome of ongoing negotiations to secure the prior completion of a Section 106 Legal Agreement reflecting the issues highlighted in the report from the Director of Development Services, the terms of which should be agreed, prior to completion, by the Chairman and Vice-Chairman of the Committee and the local Members, namely Councillors JP Chatfield, NS Davies and Mrs JA Muncey
- (b) the receipt of confirmation from GO East that South Cambridgeshire District Council could determine the application; and
- (c) safeguarding planning Conditions, including those summarised in the report.

(19) S/2145/03/F - GREAT AND LITTLE CHISHILL

Conversion of stables/stores and barn into two dwellings and garaging - North Hall Farm for S M Akhtar

REFUSED for the reasons set out in the report from the Director of Development Services (Reasons 2 and 3 being replaced with a single reason stating that the buildings were not of historic interest or worthy of retention, and that the principle of their conversion to residential uses could not be justified therefore in terms of Adopted Local Plan Policy C29), and for an additional reason relating to the likely level of noise and disturbance that future occupiers of the dwellings would encounter as a result of the proximity of the dwellings to the existing working farm and the lack of private amenity space provided for each property

(20) S/2188/03/F AND S/2189/03/F - HINXTON

- S/2188/03/F - Replacement dwelling and garage at 3 Grange Cottages, Hinxton Grange for Ford Construction Ltd
- S/2189/03/F - Replacement dwelling and garage at land adjacent to Grange Cottages, Hinxton Grange for Russell Smith Farms

DELEGATED APPROVAL of Application no. S/2188/03/F, subject to the prior completion of a Section 106 Legal Agreement requiring demolition of existing dwellings prior to commencement of the development, and subject to the Conditions referred to in the report from the Director of Development Services

DELEGATED APPROVAL of Application no. S/2189/03/F, subject to the prior completion of a Section 106 Legal Agreement requiring demolition of existing dwellings prior to commencement of the development, to no objections being received from the Trees and Landscape Officer, and to the Conditions referred to in the report from the Director of Development Services.

(Councillor RGR Smith declared a prejudicial interest in this item, and withdrew from the Chamber during the consideration thereof.)

(21) S/1883/03/F - HAUXTON

Workshop extension at Cambridge Farm Machinery, Church Road for Cambridge Farm Machinery and W Garfit

The Committee was Minded to **APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services, subject to it being referred to the Secretary of State as a Departure from the Development Plan and not being called in by him for determination. Having visited the site, Members considered that the proposal would not have any significant adverse impact on the surrounding area and could be approved, contrary to Green Belt Policy, because

- it involved the expansion of a successful local business (closely related to agriculture) which provided an important service to the District
- it was needed for reasons outside the control of the applicant (namely the increase in size of farm machinery, including tractors, combines and cultivators)

- of the Health and Safety considerations identified by the applicant
- the building would cover an existing open storage area
- given the length of time the applicants had been on the site, relocation was not a viable option.

Members also resolved that the use of the building must be tied to the assembly, maintenance, repair and sale of farm machinery. If the existing 1990 Agreement relating to the site would not achieve this, a new Section 106 Legal Agreement (or variation of the existing Agreement) would be required prior to the issuing of any approval (Councillor LCA Manning declared a prejudicial interest in this item, and withdrew from the Chamber during the consideration thereof.)

(22) S/1762/03/RM - LONGSTANTON

Erection of 91 dwellings and ancillary works on land west of Longstanton (Phase 1 - Home Farm) for Persimmon Homes (East Midlands) Ltd

APPROVAL of Reserved Matters (siting, design and means of access), as amended, following the receipt of a further amended layout plan to show a chain link fence along the southern boundary of Plot 9's front garden; and subject to the Conditions and Informatives set out in the report from the Director of Development Services presented to the Development and Conservation Control Committee at its meeting on 5th November 2003.

(23) S/2185/03/F - MELBOURN

Erection of 20 affordable dwellings, land off New Road for the Cambridge Housing Society.

DELEGATED APPROVAL, subject to the comments of the Environment Agency, the receipt of satisfactorily amended plans, and the prior completion of a Section 106 Legal Agreement securing the provision of housing in accordance with Policy HG9 of the Deposit Local Plan, and maintenance of the Public Open Space, and subject also to safeguarding Conditions.

(Councillor Mrs DP Roberts voted for refusal, and requested that this fact be recorded.)

(24) S/2095/03/F - MELDRETH

Erection of warehouse to replace existing building and new entrance gates, Southfield Farm, Whaddon Road, for Mr M Bitton

The Committee was minded to **APPROVE** the application, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that, given its contribution to the local rural economy, the proposal would not have any significant adverse impact on the countryside, and would not therefore contravene Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003. Subject to there being no comments received following the advertisement of the proposal as a Departure from the Development Plan, it was considered unnecessary to refer it to the Secretary of State.

(25) S/2071/03/F - MILTON

First floor front extension, single storey rear extension and insertion of dormer window and erection of detached garage/games room at 5 Coles Road for Mr S F Lander

APPROVAL, as amended by plans date stamped 10th November 2003, subject to the Conditions referred to in the report from the Director of Development Services.

(26) S/2099/03/O - OVER

Dwelling, land to the rear of 54 The Lanes (fronting Webster's Way), for Mrs Howard

APPROVAL, as amended by Drawing 3067 date stamped 29th October 2003, subject to the Conditions referred to in the report from the Director of Development Services.

(27) S/2025/03/O - GRAVELEY

Agricultural dwelling, Cottage Farm, Papworth Road for R Billings

The Committee noted that this application had been **WITHDRAWN** from the agenda at the request of the local Member (Councillor MP Howell) and requested that further consideration of it be **DEFERRED** pending a site visit.

3. **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

The Deputy Planning Director informed Members that the intention was to present to them, at the Committee meeting on 7th January 2004, full details of the Appeal decision relating to 307 Huntingdon Road, Cambridge, including legal advice on whether or not the Council had any grounds upon which to seek Judicial Review.

- Summaries of recent decisions of interest

The Chairman recorded her appreciation of the work carried out by John Koch, Appeals Officer.

- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting of the Committee on 7th January 2004

Councillor JA Nicholas (a local Member) highlighted the large number of Inquiries and informal hearings relating to Travellers in Cottenham.

- Advance notification of future local inquiry and Informal Hearing dates (subject to postponement or cancellation)

4. **TREE PRESERVATION ORDER CONFIRMATION - PAPWORTH EVERARD**

The Committee considered whether to confirm Tree Preservation Order no. 31/03/SC made in Papworth Everard.

Members noted that the Varrier Jones Foundation had now withdrawn their objection to the Order.

RESOLVED that Tree Preservation Order 31/03/SC be confirmed without modification.

5. **PUBLIC FOOTPATH NO. 30 - STEEPLE MORDEN**

Members **NOTED** a proposal from Cambridgeshire County Council to divert public footpath no. 30 in Steeple Morden.

The Committee had responded to informal consultation about this application in February 2003.

RESOLVED that Cambridgeshire County Council be informed that this Council reaffirms its response to the informal consultation carried out in February 2003, based on the comments contained in the report from the Finance and Resources Director, and does not object to the proposal to divert public

footpath number 30 in Steeple Morden.

The Meeting ended at 3.45 p.m.
