

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 2 December 2009 at 2.00 p.m.

PRESENT: Councillor Pippa Corney – Chairman
Councillor Robert Turner – Vice-Chairman

Councillors:	Val Barrett	Trisha Bear
	Brian Burling	Janice Guest
	Sally Hatton	Sebastian Kindersley
	Mervyn Loynes	Charles Nightingale
	Deborah Roberts	Hazel Smith
	Peter Topping	John Williams

Officers in attendance for all or part of the meeting:

Nick Atkins (District Environmental Health Officer), Nigel Blazeby (Team Leader (West)), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Emily Ip (Planning Assistant), Gareth Jones (Corporate Manager, Planning & Sustainable Communities), Michael Jones (Senior Planning Assistant), Ray McMurray (Principal Planning Officer (East)), Corrie Newell (Principal Conservation Officer), Andrew Phillips (Planning Officer), Stephen Reid (Senior Planning Lawyer), Melissa Reynolds (Team Leader (East)), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), Andrew Winter (Planning Assistant) and Kate Wood (Principal Planning Officer (Major Developments))

Councillors John Batchelor, Liz Heazell, Ray Manning, Mike Mason, David Morgan and Nick Wright were in attendance, by invitation.

84. GENERAL DECLARATIONS OF INTEREST

Councillor Sebastian Kindersley declared a general personal interest as a Cambridgeshire County Councillor, especially in relation to Minute nos. 94 and 95 (Haslingfield being part of his electoral division of Gamlingay), and 96 (Cambridgeshire County Council being the applicant in relation to the Guided Busway).

85. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 4 November 2009.

86. S/1071/09/F - MELBOURN (BUILDING 1 AND 2 WHITING WAY)

Gemma Harris (agent) on behalf of the objector residents, and Michael Hendry (applicant's agent) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 December 2009. The Committee **approved** the application, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities) and to an additional Condition requiring suitable screening to Back Lane. Members instructed officers to monitor the site at regular intervals for six months from the commencement of business.

87. S/1371/92/O - CAMBOURNE (SPORTS CENTRE SITE, BACK LANE, GREAT CAMBOURNE)

Councillor David Morgan (a local Member) addressed the meeting.

The Committee **agreed** to enter into a new Deed of Variation to include a new trigger date of 1 December 2011, subject to paragraph 16 of the report from the Corporate Manager (Planning and Sustainable Communities) being amended as follows:

- 16a - change 8 weeks to 16 weeks
- 16c - change 4 weeks to 5 weeks, and 12 months to 14 months
- 16d - change 8 weeks to 11 weeks.

The Committee authorised officers to take Injunctive action in each circumstance noted in paragraph 16 of the report (as amended), in the event that the timetable for each or any of those circumstances is not met.

88. S/1521/09/F - FEN DRAYTON (32 COOTES LANE)

Don Proctor (applicant's agent), Derek Robinson (Fen Drayton Parish Council and Councillor Nick Wright (a local Member) addressed the meeting.)

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed that the advantage of a more sustainable dwelling would outweigh any harm caused by the built form in the countryside and would not, therefore, conflict with the South Cambridgeshire Local Development Framework 2007, particularly Policies DP/2 and HG/7.

89. S/1480/09/F - SAWSTON (A HENRY & CO, PORTOBELLO LANE)

The Committee gave officers **delegated powers to refuse** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), subject to officers seeking and receiving independent highways advice supporting Members' concerns about traffic safety, and therefore providing a reason for refusal. Should the independent highways advice not be supportive, then Members instructed officers to prepare a further report for determination by Planning Committee. Members voiced concern at the application's environmental impact.

90. S/1260/09/RM - WATERBEACH (LAND BETWEEN BANNOLD ROAD AND ORCHARD DRIVE)

Gary Goodwin (for the applicant company) and Janet Cornwell (Waterbeach Parish Council) addressed the meeting.

The Committee gave officers **delegated powers to approve** the application, as amended, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities), revisions to the Section 106 relating to affordable housing, open space and education contributions (paragraph 60 of the report) and progress in resolving outstanding drainage issues by the end of February 2010. Failing such progress, Members authorised officers to issue and serve a Stop Notice.

91. S/1308/09/F - WILLINGHAM (LAND TO THE SOUTH OF 3 MEADOW ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being

1. the need for the proposal not outweighing the need to protect the character and rural setting of Willingham
2. development would harm what is currently open land
3. the desire not to prejudice the outcome of the emerging Gypsy and Traveller Development Plan Document.

92. S/1297/09/F - WILLINGHAM (3 MEADOW ROAD)

Councillor Ray Manning (a local Member) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reasons for refusal as being

1. the need for the proposal not outweighing the need to protect the character and rural setting of Willingham
2. the increase in density
3. the adverse impact on Willingham
4. the desire not to prejudice the outcome of the emerging Gypsy and Traveller Development Plan Document..

93. S/1465/09/F - HAUXTON (LAND TO THE WEST OF 33 HIGH STREET)

Owen Patman (Hauxton Parish Council) and Councillor Liz Heazell (on behalf of the local Member, Councillor Janet Lockwood) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 December 2009. The Committee gave officers **delegated powers to approve or refuse** the application, depending on the receipt of acceptable amended plans, the submission of a Flood Risk Assessment revising the method of surface water drainage, and the resolution of any other issues raised as a result of consultation about the amended plans.

94. S/1387/09/F - HASLINGFIELD (34 BADCOCK ROAD)

Gary Buck (objector), Tomasz Waldoch (applicant) and Councillor Liz Heazell (the local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 December 2009. The Committee **approved** the application, as amended by drawing 09/34:P/02B (date stamped 2 November 2009), subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

95. S/1457/09/F- HASLINGFIELD (11 NEW ROAD)

Paul Bonningfield (objector), Michael Peacock (applicant) and Councillor Liz Heazell (the local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 2 December 2009. The Committee **approved** the application, as amended on 16 November 2009, subject to the Conditions referred to in the report from the Corporate Manager (Planning and Sustainable Communities).

96. C/6/9/1A - HISTON AND IMPINGTON (STATION ROAD)

An objector from Pepys Terrace, Histon, an objector from Villa Place, Histon, and Councillor Mike Mason (a local Member) addressed the meeting.

Noting the revised officer recommendation, the Committee **deferred** making a decision relating to the discharge of Condition 5 (details of the lighting system for the Histon and Impington bus stops) subject to the agreement of satisfactory details of lights and shields, and an acceptable solution to the glare from bus shelter lights on the Cambridge-bound Histon and Impington stop (Pepys Terrace side). In the absence of such details and solution, Members instructed officers to prepare another report for consideration at a future Planning Committee meeting.

Councillor Sebastian Kindersley declared a personal interest as a member of the applicant local authority.

97. APPEAL RELATING TO DECISION S/1018/06/F (WEST WRATTING) AND ITS IMPLICATIONS, IF ANY, ON THE APPEAL AGAINST THE COUNCIL'S NON-DETERMINATION OF AN APPLICATION FOR SEVEN WIND TURBINES ON LAND AT LITTLE LINTON FARM, LINTON.

Annette Deveson (for the appellant) Mark Russell (West Wrattling Parish Council) and Councillor John Batchelor (County Councillor for the electoral division of Linton) addressed the meeting.

The Committee gave officers **delegated powers**, in consultation with the Chairman and Vice-Chairman of the Planning Committee, the Planning Portfolio Holder and local Members

1. To explore with the applicant the possibility of reinforcing and bolstering Condition 7 by the means of a unilateral Undertaking in line with Section 106 of the Town and Country Planning Act 1990 securing appropriate planning obligations that address the weaknesses of Condition 7 as identified in the report
2. In the event the applicant fails to secure the provision of a satisfactory unilateral Undertaking, to request that the Secretary of State exercise his statutory powers of correction contained in Section 56 of the Planning and Compulsory Purchase Act 2004 and / or themselves to commence a High Court challenge under Section 288 of the Town and Country Planning Act 1990 as circumstances then indicate as expedient, and in accordance with the appropriate time limits.

98. REVIEW OF CHAIRMAN'S DELEGATION MEETING - REVISED DELEGATION SCHEME

The Committee **approved** the proposed delegation procedure for implementation from 1 January 2010, subject to review after 12 months of operation, and subject to the following

Powers and Functions delegated by the Planning Committee

- Exception (i) – insertion of the words "...on material planning grounds..." between the words "...written representations..." and "...received from..."
- Exception (ii) – deletion of the words "For other developments and other application types," and capitalisation of the word "an"
- Paragraph A.2(3) – insertion of the words "...save as contemplated by the Legal

Proceedings Rules...” after the words “...specifically reserved to committee...” and within the parentheses.

- Paragraph B.2 – insertion of the words “...save as contemplated by the Legal Proceedings Rules...” after the words “...unless authorised by the committee...” so to finish that sentence.

99. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **noted** that an information report on Appeal statistics had been published on the Council's website.

The Meeting ended at 7.50 p.m.
