

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 7 July 2010 at 2.00 p.m.

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

Councillors: Richard Barrett (substitute) Val Barrett  
Brian Burling Jose Hales (substitute)  
Lynda Harford Sally Hatton  
Tumi Hawkins (substitute) Sebastian Kindersley  
Mervyn Loynes David McCraith (substitute)  
Charles Nightingale Deborah Roberts  
Hazel Smith

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Development Control Manager), Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Saffron Garner (Senior Planning Assistant), Matthew Hare (Planning Officer), Emily Ip (Planning Assistant), Gareth Jones (Head of Planning), Greg Kearney (Environmental Health Officer (Planning Specialist)), John Koch (Team Leader), Ray McMurray (Principal Planning Officer (East)), Corrie Newell (Principal Conservation Officer), Karen Pell-Coggins (Senior Planning Assistant), Andrew Phillips (Planning Officer), Rosalind Richardson (Trees and Landscape Officer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Charles Swain (Enforcement Officer)

Councillors David Bard, John Batchelor, Ray Manning, Tony Orgee and Alex Riley and Nick Wright (as a local Member) were in attendance, by invitation.

Apologies for absence were received from Councillors Trisha Bear, Peter Topping, John F Williams and Nick Wright.

### **16. GENERAL DECLARATIONS OF INTEREST**

Councillor Sebastian Kindersley declared a personal interest as an elected member of Cambridgeshire County Council.

### **17. MINUTES OF PREVIOUS MEETING**

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meetings held on 27 May 2010 and 2 June 2010.

### **18. S/1709/09/RM - WILLINGHAM (LAND TO THE SOUTH-EAST OF 2 SHORT LANE)**

Colin Britton (objector) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 July 2010. The Committee noted that this was a Reserved Matters application and that revised plans had been submitted addressing the location of windows and adequacy of the visibility splay. The Committee **deferred** the application, giving officers delegated powers to approve the application should the revised details be considered satisfactory, but instructing them to report back to a future meeting should they be minded to refuse.

**19. S/0234/10/F - WILLINGHAM (12 GREEN STREET)**

Terry Buckley (objector), Francis Caldwell (applicant's agent) and Councillor Ray Manning (a local Member) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 July 2010. The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being the proposal's scale and density, and its adverse impact on neighbouring properties (including 11, 13 and 15 Green Street), such as to conflict with Policies DP/2, DP/3 and DP/7 of the South Cambridgeshire Local Development Framework 2007.

**20. S/1397/09/O - CALDECOTE (AT LAND TO THE EAST OF 18-28 HIGHFIELDS ROAD)**

Paul McCann (for the applicants), and Jack Lang (Chairman, Caldecote Parish Council) addressed the meeting.

The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being that the proposal was seen as unsustainable.

**21. S/0551/10/F - DUXFORD (THE RED LION HOTEL, STATION ROAD EAST)**

Sophie Gregorios –Pippas (applicant) addressed the meeting.

Prior to considering this application, the Committee attended a site visit on 7 July 2010. The Committee **approved** both applications S/0551/10/F and S/0552/10/LB, as amended by plans date-stamped 15 June 2010, subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

Councillor Deborah Roberts voted to refuse the two applications.

**22. S/0664/10/F - FOXTON (FOXTON COUNTY PRIMARY SCHOOL, 11 HARDMAN ROAD)**

Jenny Jones (supporter) addressed the meeting.

The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

**23. S/1366/09/F - GAMLINGAY (LAND OFF STATION ROAD, AND TO THE EAST OF MERTON GRANGE)**

The Committee gave officers **delegated powers to approve or refuse** the application, subject to the applicant agreeing to enter into a legal undertaking preventing the permitted extension being brought into beneficial use until it had first been demonstrated to the Local Planning Authority's satisfaction that the control measures being taken by the applicant to address insect nuisance were properly effective.

**24. S/0634/10/F - HARSTON (123 HIGH STREET)**

The Committee **approved** the application as recommended by the Corporate Manager (Planning and New Communities).

**25. S/1780/09/F - LONGSTANTON (ALL SAINTS CHURCH, RAMPTON ROAD)**

Malcolm Raby (supporter) and Councillor Alex Riley (local Member) addressed the meeting.

The Committee **approved** the application, for a temporary period of one hundred years, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for approval as being that reinstatement of a lead roof would not provide an effective security solution and that the construction, materials and details of the proposed welsh slate roof were appropriate in the circumstances.

**26. S/0177/03/F - MELDRETH (BIDDALLS BOULEVARD, KNEESWORTH ROAD)**

Councillors Pippa Corney and Sebastian Kindersley declared personal interests as having met the applicant at his request.

Fred Chapman (objector), Rob Searles (Vice-Chairman Meldreth Parish Council) and Councillor Surinder Soond (local member) addressed the meeting.

The Committee **indicated** that, had it been determining this application, the submitted layout plan date stamped 14 August 2009 would not have been considered as acceptable because of the lack of provision and ability to secure a safe pedestrian route from the site to the village of Meldreth.

**27. S/0559/10/F - PAPWORTH EVERARD (PAPWORTH HOSPITAL, ERMINE STREET SOUTH)**

The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

**28. S/1608/09/F - FEN DRAYTON (THE OLD SCHOOL, HIGH STREET)**

Judith Cristie (objector), Geoff Chapman (applicant's agent) and Councillor Nick Wright (as a local Member) addressed the meeting.

The Committee **refused** the application outright, contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reasons for refusal as being that amendments made had not resolved access safety issues, and that the proposal would increase the incidence of on-street parking. Therefore, the proposal would conflict with Policy DP/3 of the South Cambridgeshire Local Development Framework 2007. Subject to support from the Environment Agency, flood risk would also be cited as a reason for refusal.

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

Prior to considering this application, the Committee attended a site visit on 7 July 2010. The Committee **approved** the application subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

**30. S/0627/10/F - SAWSTON (FORMER MARLEY BUILDINGS LTD, DALES MANOR, BABRAHAM ROAD)**

The Committee **approved** the application subject to the Conditions referred to in the

report from the Corporate Manager (Planning and New Communities).

**31. S/0594/10/F - GREAT ABINGTON (48 NORTH ROAD FOR PARK TONKS LTD)**

Paul Sutton (applicant's agent) and Councillor Tony Orgee (local member) addressed the meeting.

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for approval as being that, while the application was contrary to the essence of Policy HG/8 of the South Cambridgeshire Local Development Framework 2007, which generally sought to prevent the conversion of rural buildings into residential use, the former residential use and planning history of the property were material considerations which outweighed the policy presumption against such development in this case.

**32. S/0640/10/F - GREAT SHELFORD (36 - 38 WOOLLARDS LANE)**

Robert Clark (applicant) addressed the meeting.

Councillor Charles Nightingale declared a personal interest as a member of Great Shelford Parish Council.

The Committee **approved** the application subject to the Condition referred to in the report from the Corporate Manager (Planning and New Communities).

**33. S/0330/10/F - GREAT SHELFORD (66 CAMBRIDGE ROAD)**

Councillor Charles Nightingale declared a personal interest as a member of Great Shelford Parish Council.

Prior to considering this application, the Committee attended a site visit on 7 July 2010. The Committee **refused** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being the proposal's adverse impact on the dwelling and garden at no. 68 Cambridge Road, Great Shelford.

**34. S/0495/10/F - HORNINGSEA (CHURCH END HOUSE, CHURCH END)**

Michael Harrison (applicant) addressed the meeting.

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reason for refusal as being that the proposed boathouse, in spite of its complex, untraditional, bulky and top heavy form, was not considered to represent a significant visual intrusion along the riverside or to have a significantly harmful impact upon the character and appearance of the Horningsea Conservation Area. The proposed boathouse would not be harmful to the setting of the Grade 1 listed St Peters Church. The proposal would not conflict with Policies CH/4 or CH/5 of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies Development Plan Document 2007, which sought to make sure that all new development preserve or enhance the character and appearance of Conservation Areas and that the setting of listed buildings was also preserved or enhanced.

**35. TREE PRESERVATION ORDER - LINTON**

Councillor John Batchelor (a local Member) addressed the meeting.

The Committee **confirmed** Tree Preservation Order number ..... on land at St Mary's Church, Church Lane, Linton.

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

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action.

**37. ENFORCEMENT ACTION**

The Committee **received and noted** a summary of current enforcement cases.

**38. CAMBOURNE - DRAINAGE UPDATE**

The Committee received a report summarising the drainage situation as at 28 June 2010. It was the second in a series of updates that would be presented to the Committee until a permanent solution to the drainage issues at Cambourne could be identified and acted upon.

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**The Meeting ended at 7.35 p.m.**

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