

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 1 December 2010 at 2.00 p.m.

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

Councillors:	Val Barrett	Trisha Bear
	Brian Burling	Lynda Harford
	Mervyn Loynes	David McCraith
	Charles Nightingale	Hazel Smith
	John F Williams	Nick Wright

Officers in attendance for all or part of the meeting:

Paul Derry (Senior Planning Assistant), Gary Duthie (Senior Lawyer), Matthew Hare (Senior Planning Officer), Emily Ip (Planning Assistant), Gareth Jones (Head of Planning), Michael Jones (Senior Planning Assistant), John Koch (Team Leader), Karen Pell-Coggins (Senior Planning Assistant), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Kate Wood (Planning Team Leader (East))

Councillors Tumi Hawkins, Tony Orgee and Peter Topping were in attendance, by invitation.

Apologies for absence were received from Councillors Sally Hatton, Sebastian Kindersley and Deborah Roberts.

99. JANICE GUEST

Members observed one minute's silence in remembrance of former Councillor and Planning Committee member Janice Guest.

100. GENERAL DECLARATIONS OF INTEREST

There were no general declarations of interest.

101. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 3 November 2010,

102. S/1439/10 - THRILOW, 19 WHITEHALL GARDENS, HEATHFIELD

Don Proctor (applicant's agent), Martyn Corbet (Heathfields Residents' Association) and Councillor Peter Topping (local Member) 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) and an additional Condition relating to the number of refuse bins to be allowed and the means of their storage.

103. S/1633/10 AND S/1986/10 - CALDECOTE, MANOR FARM, MAIN STREET

Councillor Dr Tumi Hawkins (local Member) addressed the meeting.

Prior to consideration of this item, Members attended a site visit on 1 December 2010. The Committee **approved** applications S/1633/10 and S/1986/10/LB contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members agreed the reasons for approval as being that the existing buildings were detrimental to the setting of the adjacent Listed Building and church; that some effective use needed to be found for the buildings; economic development would provide the potential for local employment opportunities; significant structural work was in any event needed; and the previous concerns regarding highway visibility had now been overcome. Members concluded that these reasons for approval outweighed the planning harm to policies contained in the South Cambridgeshire Local Development Framework 2007, particularly Policy ET/7. The Senior Lawyer reminded Members that the resolution would have to be advertised as a departure from the Development Plan.

104. S/1247/10 - COTTENHAM, 50 CHURCH LANE

David Joy (applicant's agent) and David Mudd (Chairman, Cottenham Parish Council) addressed the meeting.

Prior to consideration of this item, Members attended a site visit on 1 December 2010. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). In agreeing the reasons for approval, Members gave weight to the Planning Inspector's comments during the appeal against refusal of application S/1904/09/F. They concluded that, although the application was contrary to policies set out in the South Cambridgeshire Local Development framework 2007, potential planning harm was outweighed by the setting, siting and size of plot. The application would have to be advertised as a departure from the Development Plan, and have conditions attached to it relating to materials and removing permitted development rights.

Councillor Lynda Harford declared a personal interest as a member of Cottenham Parish Council but had not been present at the meeting at which this application had been discussed.

105. S/1700/10 - OAKINGTON, 9 STATION ROAD

Councillor Tom Bygott (applicant) addressed the meeting.

Prior to consideration of this item, Members attended a site visit on 1 December 2010. The Committee **refused** the application for the reasons set out in the report from the Corporate Manager (Planning and New Communities).

Councillor Tom Bygott declared a personal and prejudicial interest by virtue of being both the applicant and a South Cambridgeshire District Councillor, withdrew from the Chamber following his presentation, and did not vote.

106. S/1132/10 - FULBOURN, LAND WEST OF 8 LUCERNE CLOSE

Don Proctor (applicant's agent) addressed the meeting.

Prior to consideration of this item, Members attended a site visit on 1 December 2010. The Committee **approved** the application, as amended by drawing number KMA3199/01 (site location plan) date stamped 20 September 2010, subject to the Conditions set out in the report from the Corporate Manager (Planning and New Communities).

107. S/1735/10 - GAMLINGAY, LONG MEADOW, 2 LONG LANE

Martin Ledger (applicant's agent) addressed the meeting.

The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities) subject to the approval of a scheme for the removal of the currently permitted scrap yard use. Conditions would be attached to the planning consent relating to, among other things, foul water drainage. Members agreed the reason for approval as being that removal of the scrapyard use would outweigh the impact of a larger dwelling on the site.

108. S/1297/10 - CROYDON, CROYDON FARM, LOWER ROAD

Don Proctor (applicant's agent) addressed the meeting.

The Committee gave officers **delegated powers to approve** or refuse the application, dependant on the outcome of negotiations over the drafting of a Section 106 Legal Agreement securing terms of use, and subject to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities).

109. S/1539/10 - HISTON, LAND TO THE SOUTH OF 102 COTTENHAM ROAD

For the reason set out in the report from the Corporate Manager (Planning and New Communities), the Committee **agreed to vary** Condition 4 of Application.S/1318/09/F so as to state as follows:

Prior to the occupation of the dwelling, hereby approved, the Silver Birch and Acer Drummondi shall be planted in accordance with the tree planting scheme as shown on drawing ref.SCDC1 and date stamped 9th September 2010. If within a period of five years from the date of the planting, or replacement planting, any tree is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

110. S/1609/10 - BARRINGTON, 36 HIGH STREET

Peter Cox (applicant's agent), Anthony Scholl (Objector) and Tony Fletcher (Barrington Parish Council) addressed the meeting.

The Committee **approved** the application subject to a condition covering the need for contributions towards outdoor play space and informal open space in the village and to the conditions referred to in the report from the Corporate Manager (Planning and New Communities).

111. S/1748/10 - GREAT ABINGTON, THREE TUNS, 75 HIGH STREET

Mrs Adomeit (applicant) and Councillor Tony Orgee (local Member) addressed the meeting.

Prior to consideration of this item, Members attended a site visit on 1 December 2010. The Committee **approved** the application contrary to the recommendation in the report from the Corporate Manager (Planning and New Communities). Members considered the objection from the Council's Conservation Manager and potential harm to the setting of the listed building. They concluded that the proposal's design aspects would not cause harm

and that the proposal would contribute to the economic success of the Three Tuns Public House. Appropriate Conditions would be attached to the planning consent, including a Condition requiring the weatherboarded walls to be painted black.

112. S/1362/10 - PAMPISFORD, PHASE 2, ICONIX, LONDON ROAD)

Members noted that this application had been **withdrawn** from the agenda.

113. S/1363/10 - PAMPISFORD, PHASE 3, ICONIX, LONDON ROAD - WITHDRAWN FROM THE AGENDA

Members noted that this application had been **withdrawn** from the agenda.

114. CAMBOURNE DRAINAGE UPDATE

The Committee **received and noted** a report updating Members about measures being adopted in Cambourne to address flooding concerns in Cambourne. They noted that there was no prospect of planning permission being granted in relation to the application for a further 950 dwellings at Cambourne until the Planning Committee was satisfied with the master programme and until that master programme had been implemented and shown to be satisfactory in addressing the infiltration of surface water into the foul water system.

John Hillier (a Director of WSP) addressed the meeting, focussing on findings displayed in the form of a graph. He spoke about the processes being adopted in order to carry out the action Plan. He anticipated that remedial work would be complete by the end of January 2011. Moving forward, he agreed that the best way to make sure that similar problems did not arise in future was to ensure the better management of, and control over, contractors, coupled with a more rigorous inspection regime.

Those present discussed a number of matters related to the presentation. The Planning Lawyer concluded by saying that the success of the Action Plan would only be demonstrated once evidence had become available that flooding issues had disappeared.

Members agreed that, in future; inspections must be independent, carried out either by South Cambridgeshire District Council's Building Control team or by the N.H.B.C., rather than by the developers themselves.

It was suggested that adopting a selection of differently coloured pipes might reduce the risk of cross-connections being made in future. Mr Hillier welcomed this idea and undertook to investigate its feasibility.

115. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

The Meeting ended at 5.55 p.m.
