

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Planning Committee held on  
Wednesday, 14 January 2015 at 10.00 a.m.

PRESENT: Councillor Lynda Harford – Chairman  
Councillor Brian Burling – Vice-Chairman

Councillors:	Anna Bradnam	Pippa Corney
	Kevin Cuffley	Tumi Hawkins
	Caroline Hunt	Sebastian Kindersley
	David McCraith	Deborah Roberts
	Tim Scott	Ben Shelton
	Robert Turner	

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Gary Duthie (Senior Lawyer), John Koch (Planning Team Leader (West)), Ian Senior (Democratic Services Officer), Michael Sexton (Planning Policy Technician), Dan Smith (Planning Officer), Charles Swain (Principal Planning Enforcement Officer) and Rebecca Ward (Senior Planning Officer)

Councillors David Bard, Charles Nightingale and Tony Orgee were in attendance, by invitation.

### **1. APOLOGIES**

There were no Apologies for Absence.

### **2. DECLARATIONS OF INTEREST**

Members made declarations as follows:

Councillor Kevin Cuffley	Non-pecuniary Interest in respect of Minute 4 (S/1952/14/OL in Sawston) as a member of Sawston Parish Council but considering the matter afresh.
Councillor Sebastian Kindersley	Non pecuniary interest In respect of Minute 4 (S/1952/14/OL in Sawston) as a member of Cambridgeshire County Council, the Authority responsible for Waste and Minerals, but considering the matter afresh.  Non pecuniary interest In respect of Minute 8 (S/2424/14/FL in Barrington) as having been present when this application was discussed by Barrington Parish Council. Councillor Kindersley did not contribute to the debate at the Parish Council meeting and was now considering the matter afresh.
Councillor Ben Shelton	Non-pecuniary Interest in respect of Minute 4 (S/1952/14/OL in Sawston) as a member of Stapleford Parish Council (who had considered the application as a consultee) but considering the matter afresh.

Councillor Ben Shelton Non-pecuniary Interest in respect of Minute 6 (S/2399/14/FL in Great Shelord) as a member of Great Shelford Parish Council but considering the matter afresh.

### 3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 3 December 2014.

### 4. S/1952/14/OL - SAWSTON BYPASS (SAND AND GRAVEL QUARRY)

Members visited the site on 13 January 2015.

Ed Smith (applicant) accompanied by Robert Smith (applicant's father) and Becky ... (applicant's agent), Councillor Eugene Murray (Sawston Parish Council), Nigel Pett (Stapleford Parish Council), Councillor Charles Nightingale (in his capacity as Chairman of Great Shelford Parish Council), Councillor David Bard (a local Member), Councillor Tony Orgee (local Member for Pampisford and for the Cambridgeshire County Council Electoral Division of Sawston), and Councillor Nick Wright (Economic Development Portfolio Holder) addressed the meeting.

During the course of the public speaking, Members noted comments about

- The leisure and recreational opportunities presented by a large body of water close to Cambridge
- The support of local tourism officers
- Pre-application measures, and the undertaking of two local public consultation exercises (but excluding Stapleford)
- Educational value
- Biodiversity
- Green Belt policies
- Special circumstances outweighing Green Belt policies
- The absence of special circumstances
- Viability of the development
- Capacity of the lake to cater both as an agricultural reservoir and a recreational lake
- Vehicular access
- Pressure on existing infrastructure and sports facilities
- Highway safety
- Design
- Location
- Tenure of the lodges
- Consistency with policies in the draft Local Plan
- Public access
- Alternative uses
- Community benefit
- Employment opportunities

The Committee **refused** the application for the reasons set out in the report from the Planning and New Communities Director, Reason 1 being expanded to clarify the extent to which the proposal conflicted with Policy ST/1 of the Local Development Framework 2007, relating to the Green Belt.

**5. S/1885/14/FL - PAMPISFORD (LAND ADJ 3 HAMMOND CLOSE)**

Members visited the site on 2 December 2014.

Dennis Beaumont (objector), Anne Judd (Pampisford Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting.

During the course of the public speaking, Members noted comments about

- Highway concerns
- On-street parking
- Increased traffic flow
- Effect on the street scene
- Drainage concerns
- Safety issues as a result of over-development and proposed shared access
- Loss of privacy

This application had been deferred from the meeting on 3 December 2014 in order to consult further, particularly with those residents whose comments had not been taken into account initially. Councillor Orgee welcomed the fact that all affected residents had now been consulted, and their comments taken into account.

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, if required in policy terms following changes to National Planning Practice Guidance on 28 November 2014, securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees and to the Conditions set out in the report from the Planning and New Communities Director.

**6. S/2399/14/FL - GREAT SHELFORD (31 GRANTA TERRACE)**

Members visited the site on 13 January 2015.

Anneke Stephens (objector), Matt Hare (applicant's agent) and Councillor Charles Nightingale (Great Shelford Parish Council) addressed the meeting.

During the course of the public speaking, Members noted comments about

- Overdevelopment
- Access concerns
- Car parking issues
- Height of proposal
- Design
- How objections to the previous application had been addressed by reducing the number of dwellings from four to three
- Sustainability
- Status as a brownfield site
- The proposal being out of keeping with the immediate area

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, if required in policy terms following changes to National Planning Practice Guidance on 28 November 2014, securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees, the approval of measures ensuring that the currently undesignated area at the southern end of the site

is made subject to maintenance liability, and to the Conditions set out in the report from the Planning and New Communities Director, Condition 10 being strengthened.

**7. S/2457/14/FL - CASTLE CAMPS (LAND ADJ EAST VIEW, HAVERHILL ROAD)**

The Committee **deferred** the application for a site visit.

**8. S/2424/14/FL - BARRINGTON (CHURCH MEADOWS, HASLINGFIELD ROAD)**

Tony Fletcher (Barrington Parish Council) addressed the meeting. He pointed out that the site was outside the village framework, and that approval could set a precedent. He asked the Local Planning Authority to assess whether or not reasonable steps had been taken to dispose of the property as an office,

The Committee **deferred** the application for a site visit.

**9. S/1463/14/VC - FOXTON (14 FOWLMERE ROAD)**

David Townsend (objector) addressed the meeting. He raised the following concerns:

- Overflow of sewerage into his garden and, potentially, his house
- Sewer pipe capacity
- The impact of opposing flows
- Maintenance difficulties
- An inadequate drainage system for the development proposed.

The Committee **approved** the application, subject to the Conditions set out in the report from the Planning and New Communities Director.

**10. ENFORCEMENT REPORT**

The Committee **received and noted** an Update on enforcement action.

The Principal Planning Enforcement Officer reported that:

- (a) In connection with Buckingham Business Park, Swavesey, an Enforcement Notice had now been issued; and
- (b) In connection with the Pear Tree Public House, High Street, Hildersham, a planning application had been received seeking to change the current mixed use to a residential use.

The Chairman welcomed the steady improvement in performance, brought about in part by the appointment of a third Planning Enforcement Officer.

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

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

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**The Meeting ended at 1.07 p.m.**

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