

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 May 2015 at 9.30 a.m.

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

Councillors:	David Bard (substitute)	Anna Bradnam
	Kevin Cuffley	Philippa Hart (substitute)
	Sebastian Kindersley	David McCraith
	Charles Nightingale (substitute)	Deborah Roberts
	Tim Scott	Ben Shelton
	Robert Turner	

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Debra Bell (Planning Officer), Katie Christodoulides (Planning Officer), Gary Duthie (Senior Lawyer), Alistair Funge (Planning Enforcement Officer), John Koch (Planning Team Leader (West)), June Pagdin (Senior Planning Officer), Karen Pell-Coggins (Principal Planning Officer), Tony Pierce (Interim Development Control Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), David Thompson (Principal Planning Officer) and Rebecca Ward (Senior Planning Officer)

Councillors Peter Johnson and Aidan Van de Weyer were in attendance, by invitation.

1. APOLOGIES

Councillors Pippa Corney, Dr. Tumi Hawkins and Caroline Hunt sent Apologies for Absence. Councillors Dr. David Bard, Philippa Hart and Charles Nightingale were their substitutes respectively.

2. DECLARATIONS OF INTEREST

Declarations of interest were declared as follows:

Councillor Lynda Harford

Non-pecuniary interest as the local Cambridgeshire County Councillor for Dry Drayton (Minute 8) and Girton (Minute11).

Non-pecuniary interest in respect of Minute 13 (S/0619/15/FL in Impington) as being acquainted with the applicant. Councillor Harford was coming to the meeting afresh.

Councillor Deborah Roberts

Non pecuniary interest In respect of Minute 5 (S/2822/14/OL in Foxton). Councillor Roberts was present when this application was discussed at Foxton Parish Council, but did not speak.

Councillor Sebastian Kindersley

Non-pecuniary interest as the local Cambridgeshire County Councillor for Barrington (Minute 7)). Councillor Kindersley had not spoken publicly about the application

prior to this meeting.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign the Minutes of the meeting held on 1 April 2015 as a correct record.

4. ARRANGEMENTS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990

The Interim Development Control Manager presented a verbal report about Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended in 2014). He informed the Committee that, after 6 April 2015, a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 may not constitute a reason for granting planning permission if, since 6 April 2010, five or more separate planning obligations had been entered into, providing for the funding or provision of that project or type of infrastructure.

Committee members discussed the implications.

5. S/2822/14/OL FOXTON (LAND OFF SHEPRETH ROAD)

Members visited the site on 12 May 2015.

Nick Rapley (objector) and Philip Kratz (agent for Foxtton Parish Council) addressed the meeting. Members noted the following:

- Foxtton House's status and background

The Committee **refused** for the reasons set out in the report from the Planning and New Communities Director. Members asked that more substance be given to both reasons to reflect concerns raised by them in relation to the impact of development on the character of this part of the village, including that its Group Village status is reflected by the current visual character of this part of the village.

6. S/0322/15/FL COTON (14A SILVERDALE AVENUE)

Members visited the site on 12 May 2015.

The Committee **approved** the application subject to the Conditions set out in the report from the Planning and New Communities Director and an additional Condition requiring upgraded landscaping along Silverdale Avenue.

7. S/0201/15/VC BARRINGTON (BARRINGTON HALL)

Anne Day (objector), Robin Gomm (supporter), Tony Fletcher (Barrington Parish Council) and Councillor Aidan Van de Weyer (local Member) addressed the meeting. Members noted the following:

- Neighbour amenity
- Noise
- Concern about monitoring
- The applicant's eagerness for compromise
- Barrington May Ball

The Committee gave officers **delegated powers to approve** the application, subject to

1. Further discussion between officers, the applicant, Parish Council, residents and the local Member about a range of issues, including the giving of advance notice to South Cambridgeshire District Council, a temporary period and inclusion, as a fifth event, the bi-ennial May Ball;
2. The Conditions referred to in the report from the Planning and New Communities Director.

8. S/1888/14/OL DRY DRAYTON (HACKERS FRUIT FARM) - WITHDRAWN FROM THE AGENDA

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

9. S/2599/14/FL TOFT (32 HIGH STREET)

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

10. S/0296/15/FL WATERBEACH (LAND AT CODY ROAD)

Garry Goodwin (applicant's agent), Myra Gaunt (Waterbeach Parish Council) and Councillor Peter Johnson (a local Member) addressed the meeting. Members noted the following:

- Maintenance proposals for the public open space
- Additional drainage measures
- Hedgerow along the west boundary
- Concern that the change in design, necessitating a passage way to the rear of properties, could pose a security risk
- Car parking
- Concern about future maintenance of the drainage tank

The Committee gave officers **delegated powers to approve** the application subject to

1. the receipt of amended plans to address the comments from the Local Highways Authority, Waterbeach Level Internal Drainage Board and Landscape/Ecology Officer's
2. any requirements of the District Council's Land Drainage Manager.
3. Further discussion between South Cambridgeshire District Council and the applicant to address concerns about security, car parking and on-going maintenance of the drainage system;
4. A Legal Agreement under Section 106 of the Town and Country Planning Act 1990 to secure the affordable housing, on-site public open space, pedestrian links, bus stop improvements and contributions towards open space, community facilities, education and waste are required
5. The Conditions referred to in the report from the Planning and New Communities Director.

11. S/2781/14/FL GIRTON (GRETTON SCHOOL, MANOR FARM ROAD)

Members visited the site on 12 May 2015.

Deb Carr (representing the applicant) addressed the meeting. She read out comments from children attending the school. Comments included:

- That the development would allow them to play football without having to travel to Bar Hill

The Committee gave officers **delegated powers to approve** the application subject to the Conditions referred to in the report from the Planning and New Communities Director and the addition of a condition ensuring the ecological mitigation is implemented in accordance with the submitted enhancement scheme.

12. **S/0139/15/FL IMPINGTON (24 HERWARD CLOSE)**

Members visited the site on 12 May 2015.

Thomas Grocutt (objector), Mrs D'Angelo (applicant) and Brian Ing (Histon & Impington Parish Council) addressed the meeting. Members noted the following:

- Impact on amenity and privacy
- Increased use of access to the site over land forming part of no. 22
- Backland development

The Committee **approved** the application subject to the Conditions and Informatives referred to in the report from the Planning and New Communities Director.

13. **S/0619/15/FL IMPINGTON (3 THE CRESCENT)**

Steve Temple (objector), Vanessa Kelly (applicant) and Brian Ing (Histon & Impington Parish Council) addressed the meeting. Members noted the following:

- Impact on The Mill
- Issues with sub-dividing plots
- Design
- Relationship with the Protected Village Amenity Area and surrounding buildings
- The lack of objection from neighbours
- Impact on the spacious character of the area

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

14. **S/3035/14/FL GREAT WILBRAHAM (LAND R/O 12-18 THE LANES)**

Members visited the site on 12 May 2015.

Nigel Start (objector) and Philip Gilbey (applicant's agent) addressed the meeting. Members noted the following points:

- The revised layout, design and height of buildings
- Impact on setting and character

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 to secure a commuted sum for the provision of off-site affordable housing, and to the Conditions referred to in the report from the Planning and New Communities Director.

15. **ENFORCEMENT REPORT**

The Committee **received and noted** an Update on enforcement action. The following issues in particular were raised:

Hill Trees, Babraham Road, Stapleford

In response to some Members' concern as to the period of time that had elapsed since first taking proceedings, the Senior Lawyer listed the numerous actions that had been taken during that time, and stressed the significant care and attention needed in properly dealing with a very complex matter.

Pear Tree Public House, Hildersham

An appeal had been received against the refusal of planning permission.

Arbury Camp / Kings Hedges Road

Enforcement Notices had been issued.

16. 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 2.03 p.m.
