

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 5 January 2005

PRESENT: Councillor Dr JPR Orme – Chairman
Councillor NIC Wright – Vice-Chairman

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| Councillors: | Dr DR Bard | RE Barrett |
| | JD Batchelor | RF Bryant |
| | Mrs PS Corney | SM Edwards |
| | Mrs A Elsby | R Hall |
| | Mrs SA Hatton | Mrs JM Healey |
| | Mrs EM Heazell | Mrs CA Hunt |
| | SGM Kindersley | RB Martlew |
| | MJ Mason | DH Morgan |
| | Mrs CAED Murfitt | CR Nightingale |
| | A Riley | Mrs DP Roberts |
| | NJ Scarr | Mrs DSK Spink MBE |
| | JH Stewart | RJ Turner |
| | JF Williams | Dr JR Williamson |

Apologies for absence were received from Councillor Mrs J Dixon, HC Hurrell, EJ Pateman and TJ Wotherspoon.

1. S/2030/04/F - FULBOURN

APPROVAL, as amended, subject to the Conditions referred to in the report from the Director of Development Services to the meeting of the Development and Conservation Control Committee held on 1st December 2004, and further Conditions requiring tree protection, construction details of footpaths, provision of bird boxes, submission of a Travel for Work Plan, and details of the Contractor's access and site compound.

Councillor NJ Scarr declared a personal interest as an employee of Fulbourn Hospital.

2. S/2093/04/O - FULBOURN

DELEGATED APPROVAL, subject to no objections being received from the Local Highways Authority, Trees and Landscape Officer or Conservation Manager to amended plans, and to the prior completion of a Section 106 Legal Agreement securing a financial contribution towards the provision of secondary education, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.

3. S/0266/04/RM - GAMLINGAY

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, on grounds of design, visual impact and conflict with the Village Design Guide and Policies SE9 and HG10 of the South Cambridgeshire Local Plan 2004.

Councillor Mrs DSK Spink declared a personal interest in this item because of her acquaintance with one of the neighbours overlooking the plot.

4. S/2238/04/F - GAMLINGAY

APPROVAL of a variation of Condition 1 of planning consent S/2331/00/O extending the period for submission of Reserved Matters for one year only from the date of the Decision Notice contrary to the recommendation contained in the report from the Director of Development Services), for the reason set out in that report and subject to the Conditions referred to in the original Consent.

5. S/2213/04/F - GREAT SHELFORD

REFUSED for the reason set out in the report from the Director of Development Services, reworded to make it more explicit that the development constituted inappropriate development in the Green Belt.

6. S/0934/03/F - HIGHFIELDS CALDECOTE

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services presented to the Development and Conservation Control Committee on [7th July 2004 \(Item 22 refers\)](#), subject to resolution of drainage maintenance issues, the prior completion of a Section 106 Legal Agreement securing an off-site affordable house and education contribution, and the Conditions referred to in the July 2004 report.

7. S/2062/04/F - TOFT

REFUSED for the reasons set out in the report from the Director of Development Services.

8. S/1840/04/F - HASLINGFIELD

DELEGATED APPROVAL, as amended by letters dated 29th October 2004 and 25th October 2004, plans reference 04005-03 and 04005-04, and subject to the receipt of further plans revising the appearance of windows to the rear and substituting a plain door entrance at the front, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

9. S/1607/04/F - LINTON

DELEGATED APPROVAL, subject to the applicant submitting amended plans showing a satisfactory revised access arrangement. **DELEGATED REFUSAL** if such plans are not submitted or if they fail to satisfy the requirements of the Local Planning Authority.

10. S/2181/04/F - MELBOURN

APPROVAL for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

Councillor R Hall declared a personal interest by virtue of his acquaintance with Mr and Mrs Saunders of the Sheene Mill.

11. S/2250/04/F - MELDRETH

APPROVAL for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein.

12. S/1964/04/RM - SAWSTON

DELEGATED APPROVAL, as amended by plans date stamped 3rd November and 1st

December 2004 of Reserved Matters of siting, design, external appearance and means of access in accordance with the outline planning permission, reference S/2392/02/O and dated 2nd June 2004, subject to:

1. negotiations between the applicant, Local Highways Authority and local Members and the local County Councillor seeking a resolution of safety fears; and
2. the receipt of a further plan addressing the concerns of the Local Highways Authority in respect of the cross sections

for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein. Members also asked that consideration be given to whether or not the Paramedic Garage should be determined as part of this Reserved Matters application.

Councillor JH Stewart declared a personal interest as a member of the Primary Care Trust Management Board, but informed the Committee that he had not contributed to discussion of this matter at the PCT.

13. S/2080/04/F - SAWSTON

DELEGATED APPROVAL / DELEGATED REFUSAL, as amended by drawings date stamped 26th November 2004, for the reasons set out in the report from the Director of Development Services, subject to

1. the road being built to adoptable standard and being accessible by refuse vehicles
2. consideration being given to including an element of key worker housing
3. the Conditions referred to in the report

14. S/2410/04/F - FEN DITTON

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, on the grounds of inappropriate development in the Green Belt, there being no special circumstances, and it being contrary to policies in both the Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Plan 2004.

15. S/2128/04/F - LANDBEACH

REFUSED for the reasons set out in the report from the Director of Development Services.

16. S/2135/04/F - BABRAHAM

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, on the grounds of the unacceptable overlooking, and perception of overlooking, of neighbouring properties, which concern could not be addressed satisfactorily through the use of obscured glass in the windows.

RESOLVED to issue an Enforcement Notice with a one month compliance period.

Councillor Dr JPR Orme declared a prejudicial interest by virtue of his acquaintance with one of the objectors to this proposal, and withdrew from the Chamber. The Vice-Chairman took the Chair for this item.

Carl Spicer, Chairman of Babraham Parish Council, addressed the meeting.

17. S/2241/04/F - GREAT ABINGTON

REFUSED for the reason set out in the report from the Director of Development Services.

18. S/2177/04/F - BALSHAM

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, on grounds of an overbearing impact on the bungalow to the north of the site. Members visited the site on 4th January 2005.

19. S/6277/04/RM - CAMBOURNE

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to resolution of noise attenuation issues relating to the adjoining Community Centre and the Conditions referred to in the report.

Councillor D Morgan declared a personal interest as a member of Cambourne Parish Council, but informed the Committee that he had not taken part in the Parish Council's discussion of this item.

Howard Fall, Chairman of Cambourne Parish Council, addressed the meeting.

20. MAJOR APPLICATIONS: TARGET FOR DETERMINATION

The Committee considered a report of consultation being undertaken by the Office of the Deputy Prime Minister which, among other things, aimed at setting South Cambridgeshire District Council a new target for the percentage of major applications resolved within 13 weeks. The Deputy Director of Development Services outlined the implications for the Council, including the impact of the Planning Delivery Grant.

Members commented on officers' formal response to the consultation, and noted that, last year, the Council received £216,000 by way of Planning Delivery Grant.

In the course of discussion, Members made the following points:

- The ODPM should be made aware of the unique development pressures being faced by South Cambridgeshire District Council
- A further letter should be sent, detailing the number and complexity of applications received, and giving evidence as to actual performance
- The implications for meeting targets of the Government continuing to allow "twin track" applications

RESOLVED

- (1) That a further letter to be sent to the Office of the Deputy Prime Minister relating to special factors relating to South Cambridgeshire District Council performance; and
- (2) That the Council issue a Press Release on the subject of its success in handling major planning applications.

21. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **NOTED** the following from the report prepared by the Director of

Development Services:

- Decisions notified by the Secretary of State

The Deputy Director of Development Services explained that S/2624/03/F (Royston Garden Centre, Shepreth) in effect had been dismissed, subject to the Inspector varying some of the Conditions.

- Summaries of recent decisions of interest

Members noted the comment that S/1559/03/F (Access off Kay Hitch Way, Histon) was a good example of all relevant parties working together – both before and during the Appeal hearing - to produce a satisfactory conclusion for the benefit of local residents.

- Appeals received
- Local Inquiry and Hearing dates scheduled before the next meeting on 2nd February 2005
- Advance notification of Local Inquiry and Informal Hearing dates, subject to postponement or cancellation

Councillors Mrs A Elsby and SGM Kindersley thanked officers for enforcement-related issues addressed by them in Gamlingay during the recent Christmas and New Year break.

22. ENFORCEMENT ACTION - PROGRESS REPORT

Members **NOTED** the Enforcement Action Progress Report dated 5th January 2005.

23. CAMBOURNE: LACK OF DEVELOPER APPROVAL FOR AFFORDABLE HOUSING SCHEMES

The Committee **NOTED** a report updating Members on progress since it was decided at the [December 2004 meeting \(Item 34 refers\)](#) that no further action should be taken. The Committee reaffirmed that decision.

The Meeting ended at 4.45 p.m.
