

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 5 April 2006 at 10.00 a.m.

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

Councillors:	JD Batchelor	RF Bryant
	Mrs PS Corney	SM Edwards
	R Hall	Mrs SA Hatton
	Mrs JM Healey	Mrs CA Hunt
	SGM Kindersley	RB Martlew
	Mrs JA Muncey	Mrs CAED Murfitt
	CR Nightingale	EJ Pateman
	JA Quinlan	A Riley
	Mrs DP Roberts	NJ Scarr
	Mrs HM Smith	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	JF Williams	Dr JR Williamson

Councillors SJ Agnew, NN Cathcart, MJ Mason, J Shepperson and Dr SEK van de Ven were in attendance, by invitation.

Apologies for absence were received from Councillor Dr DR Bard, RE Barrett, Mrs J Dixon and Mrs A Elsby.

1. MEMBERSHIP OF THE COMMITTEE

Members noted that Councillor HC Hurrell had resigned from the Development and Conservation Control Committee in February 2006.

2. MINUTES OF MEETING HELD ON 1 MARCH 2006

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 1 March 2006.

3. S/0104/06/F - HARSTON

REFUSED, contrary to the recommendation contained in the report from the Director of Development Services, on the grounds that these two areas of open land being part of the landscaping scheme for the High Meadows development; their enclosure with the proposed fencing would seriously detract from the character and appearance of the High Meadows development; and, by bringing the business premises and the associated noise and disturbance closer to properties in High Meadow, the proposed development would also have an adverse impact upon the residential amenity of residents of High Meadows. Members felt that the application conflicted with Policies SE4, HG10 and EM7 of the South Cambridgeshire Local Plan 2004.

4. S/0329/06/O - HARSTON

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to no objections being raised by the Trees and Landscape Officer, and to the Conditions referred to in the report. Members also resolved that an informative be attached to any permission stating that a Landscape and Design Statement

would be required to accompany any reserved matters application.

5. S/2160/05/F - HASLINGFIELD

APPROVAL, as amended by letter dated 24th January 2006 and plans reference AD/2/11B, AD/2/1D and AD/2/10C, for the reasons set out in the report from the Director of Development Services and subject to the Conditions referred to therein, Condition 11 being amended so as to require the windows on the west elevation to have obscure glass and to be fixed shut.

Councillor R Hall declared a prejudicial interest, by virtue of his friendship with the occupier of no. 4 Butler Way, withdrew from the Chamber, did not contribute to the debate and did not vote.

Councillor Mrs EM Heazell declared a personal interest by virtue of being a near neighbour of the builder's parents.

Councillor SGM Kindersley informed the Committee that he was the County Councillor for the Electoral Division of Gamlingay, which included the parish of Haslingfield. He also referred to a complaint made against him to the Standards Board of England by one of the objectors, a complaint that subsequently had been dismissed.

Councillor CR Nightingale declared a prejudicial interest, by virtue of his friendship with the occupier of no. 2 Butler Way, withdrew from the Chamber, did not contribute to the debate and did not vote.

Councillor Mrs DP Roberts was absent during the first part of the debate, and did not vote.

6. S/2290/05/F - HASLINGFIELD

APPROVAL, as amended by plans reference AD/2/30A, AD/2/31A and AD/2/32A, 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 prejudicial interest, by virtue of his friendship with the occupier of no. 4 Butler Way, withdrew from the Chamber, did not contribute to the debate and did not vote.

Councillor Mrs EM Heazell declared a personal interest by virtue of being a near neighbour of the builder's parents.

Councillor SGM Kindersley informed the Committee that he was the County Councillor for the Electoral Division of Gamlingay, which included the parish of Haslingfield. He also referred to a complaint made against him to the Standards Board of England by one of the objectors, a complaint that subsequently had been dismissed.

Councillor CR Nightingale declared a prejudicial interest, by virtue of his friendship with the occupier of no. 2 Butler Way, withdrew from the Chamber, did not contribute to the debate and did not vote.

7. S/2504/04/F - IMPINGTON

RESOLVED that the Resolution and Minutes (Minute no. 5 refers) of the Development and Conservation Control Committee meeting held on 2 February 2005 be amended so as to rectify the omission from the Section 106 Legal Agreement of the intended contribution of

£37,506.00 towards the Northern Corridor Area Transport Plan. Accordingly, that Minute should now be read as follows:

“DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to the prior completion of a Section 106 Agreement to include NIAB as a party, and requiring a commuted sum relating to maintenance of Awarded Watercourse 164, the provision of a surface water drain from the site to the public drain, a contribution towards the provision of school places, a contribution of £37,506.00 towards the Northern Corridor Area Transport Plan, and an element of affordable housing, and Conditions including ones relating to working hours and surface water drainage, and limiting deliveries to being on-site. Members also resolved that the requirements of the draft Section 106 Agreement should be agreed by a Working Party consisting of the Chairman and Vice-Chairman of the Development and Conservation Control Committee, the local Members and the District Council's Drainage Manager.”

8. S/0116/06/F - HISTON

DELEGATED APPROVAL, as amended by revised plans showing the additional parking, for the reasons set out in the report from the Director of Development Services, subject to Grampian Conditions detailing, to the satisfaction of the Council's Drainage Manager, the design and ongoing maintenance of appropriate surface and foul water drainage schemes, the completion of a Section 106 Legal Agreement securing adequate access to the site, and the Conditions referred to in the report.

9. S/0323/06/F - LINTON

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to agreement on a revised design of the gable in the rear elevation, and to the Conditions referred to in the report.

10. S/0049/06/F – LONGSTANTON

APPROVAL of a further renewal (for nine months) of consent for the mobile home, in line with the amended recommendation contained in the report from the Director of Development Services. Members instructed officers to write to the applicant, stating that there would be no further extensions beyond this, and that enforcement would be taken, in nine months' time, if necessary.

11. S/0055/06/F – LONGSTANTON

APPROVAL as report, subject to the Conditions referred to therein. Members instructed officers to present a report to the Development and Conservation Control Committee on 10th May 2006, addressing the implications of issuing and serving a Stop Notice on Phase 2 of the development pending the satisfactory resolution of maintenance issues relating to the public open space.

Councillor A Riley informed the Committee that he had been present when Longstanton Parish Council had discussed this application, but that he was now considering it afresh. He declared a personal interest by virtue of his involvement in varying the terms of the Section 106 agreement.

12. S/0303/06/F - MELBOURN

APPROVAL contrary to the recommendation contained in the report from the Director of

Development Services. Members considered that a single-storey dwelling was in keeping with the character of the area and that, accordingly, it did not conflict with Policy HG15 of the South Cambridgeshire Local Plan 2004. They requested that a landscaping Condition be attached to the consent.

Mike Sherwen, from Melbourn Parish Council, addressed the meeting.

13. S/0157/06/F - GT & LT CHISHILL

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein. The Committee endorsed officers' opinion that the matter did not need reference to the Secretary of State as a departure from the Development Plan.

14. S/0045/06/F - MELBOURN

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the response to consultation on the amended drawings, the satisfactory resolution of outstanding issues, the prior completion of a Section 106 Legal Agreement securing the provision of public art and affordable housing, and to safeguarding Conditions, including a Condition requiring the appropriate provision of storage space for wheeled bins.

15. S/0282/06/F - MELDRETH

REFUSED for the reason set out in the report from the Director of Development Services, and on the additional ground of design

Councillor Mrs DP Roberts declared a personal interest by virtue of her acquaintance with the applicants.

Councillor Dr S van de Ven informed the Committee that, having discussed with the Head of Legal Services whether or not she needed to declare an interest by virtue of knowing the applicant through attendance at parish council meetings (but not socially), she did not have a declarable interest.

16. S/1867/05/F – PAPWORTH EVERARD

APPROVAL for one year only, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and a further Condition that the development permitted be non-residential.

Councillor NIC Wright declared a personal interest because his brother-in-law, who used to own the site, farms land adjacent to it.

17. S/0151/06/F - SWAVESEY

DELEGATED APPROVAL / DELEGATED REFUSAL. The application would be approved, as amended by plans date stamped 13th March 2006, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and to there being no objections from the public footpath consultees. The application would be refused should a flood risk assessment acceptable to the Environment Agency not be received before the statutory determination date.

Councillor Mrs P Corney declared a personal interest in this item by virtue of using the

kennels when boarding her dog.

18. S/0345/06/ F - LITTLE ABINGTON

Members noted that this application had been **WITHDRAWN**.

19. S/0136/06/F- GREAT SHELFORD

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

Councillor CR Nightingale informed the Committee that he was Chairman of Great Shelford Parish Council, but had not contributed to the debate when this application was before that Council. He was considering the application afresh.

20. S/0743/05/F - GREAT SHELFORD

APPROVAL of the amendment as shown on plans dated stamped 30 January 2006 save that the approval does not include the revision to the textiles/typing room and stairway window

Councillor CR Nightingale informed the Committee that he was Chairman of Great Shelford Parish Council, but had not contributed to the debate when this application was before that Council. He was considering the application afresh.

21. S/0057/06/RM - STOW-CUM-QUY

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the matters referred to therein, including amendment of the Section 106 Legal Agreement to secure transfer of the Public Open Space to Stow-cum-Quy Parish Council, and affordable housing.

Councillor JA Quinlan informed the Committee that, while he did not consider himself as having a declarable interest, he had advised the applicant in the past on a professional basis. For the avoidance of doubt, he withdrew from the Chamber, did not contribute to the debate and did not vote.

22. S/0201/06/F - WATERBEACH

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

Councillor Dr J Williamson informed the Committee that, while she was a member of Waterbeach Parish Council, she had not been present when that Council had considered this application.

23. S/1254/03/F & S/1363/03/LB - WHITTLESFORD

APPROVAL of amendments as described in the Design Change Statement and shown upon drawing nos. 10387/100 'D', 10387-A-90-P01 'A', 10387-A-05-P02 'A', 10387-A-05-P03 'A', 10387-A-05-P04 'A', 10387-A-07-P01 'A', 10387-A-07-P02 'A', 10387-A-07-P03 'A', 10387-A-07-P04 'A' and 10387-A-07-P05, date stamped 1 February 2006.

24. S/0283/06/RM - OVER

REFUSED contrary to the recommendation contained in the report from the Director of

Development Services. Having visited the site, Members felt that the proposed design would be detrimental to the character of the area. They were concerned that the proposed position of the dwelling on site would have an overbearing affect on the garden of no. 16 Hilton Street. The proposal therefore conflicted with planning policies, especially P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, and SE3 and HG10 of the South Cambridgeshire Local Plan 2004.

25. S/0068/06/F – OVER

APPROVAL, as amended by letter dated 16th February 2006 with attached forms and revised location plan and site plan franked 17th March 2006 and Certificate B dated 17th March 2006, 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 prejudicial interest by virtue of his acquaintance with the occupier of no. 5 Lowburyholme Road, withdrew from the Chamber, did not contribute to the debate and did not vote.

26. S/0223/06/F – OVER

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and an additional Condition requiring retention of the front brick wall.

Councillor SM Edwards declared a personal interest by virtue of his acquaintance with the applicant (a resident of Oakington of which village Councillor Edwards was a local Member).

27. S/0247/06/O - WILLINGHAM

DELEGATED APPROVAL, for the reasons set out in the report from the Director of Development Services, subject to no objections being received from the District Council's Ecology Officer and Building Control Manager or from Cambridgeshire Fire and Rescue Service, to the findings of an Independent Highways Consultant, to the Conditions referred to in the report and to an additional Condition requiring suitable provision for wheeled bins. Should such objections be received, and / or should the independent highways advice support the Local Highways Authority's requirements in respect of the degree of visibility splays, then a further report would be submitted to the Development and Conservation Control Committee so that Members could consider the application afresh.

28. S/0255/06/LB & S/0256/06/F WEST WRATTING

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Members felt that the development had caused harm to the setting of the Grade II Listed Building (The Old Hall) and the curtilage listed Vine House, contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN28 of the South Cambridgeshire Local Plan 2004.

RESOLVED to issue an Enforcement Notice. The Vice-Chairman Councillor Wright together with the two local Members to agree the extent of works to be covered by the Notice with a three month compliance period.

Councillor SJ Agnew declared a personal interest by virtue of his acquaintance with the owner's wife, a member of the same political party as Councillor Agnew.

Councillor Dr JPR Orme declared a prejudicial interest, by virtue of his acquaintance with one of the objectors, withdrew from the Chamber, did not contribute to the debate and did not vote. Councillor NIC Wright took the Chair for this item.

Councillor NJ Scarr had not attended the site visit, and did not vote.”

RESOLVED that the corrected text be incorporated into the Minutes of the Development and Conservation Control Committee meeting held on 5 April 2006.

29. S/0107/06/F - BALSHAM

REFUSED contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members felt that the proposal was contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004 in that the proposed front extension would be out of keeping with the existing flat roof projections to the front of Nos.13 and 15 and other dwellings in Trinity Close and the use of white cladding on the side/east elevation of the proposed first floor side extension would result in it being unduly bright when viewed from the rear gardens of Nos. 9 and 11 Trinity Close and the use of any other colour of cladding would be out of keeping with the existing dwelling and the other dwellings in Trinity Close

30. S/0177/06/F - BALSHAM

DELEGATED APPROVAL, as amended by letter dated 16 March 2006 and drawing no. F-206-P01 Rev. A date stamped 22 March 2006, for the reasons set out in the report from the Director of Development Services, subject to the estate road being to adoptable standard, further discussions with the Local Highways Authority, Parish Council and applicant in relation to the precise details of the proposed road layout, further discussions in relation to boundary treatments, revised floor and elevation plans to reflect the revised numbering of units on the amended plan, and subject to the Conditions referred to in the report and an additional Condition to ensure that the new allotments are of an appropriate quality.

31. S/0174/06/F – DRY DRAYTON

APPROVAL for the reasons set out in the report, subject to the Conditions referred to therein.

32. S/0373/06/F - LOLWORTH

APPROVAL, as amended by plans received 22 March 2006, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and an additional Condition requiring details of ground levels.

Councillor Dr JPR Orme had not attended the site visit on 31st October 2005, and abstained from voting.

33. S/0254/06/F - BASSINGBOURN

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

34. S/0328/06/F - COTTENHAM

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

but with revised wording as recommended by the Conservation Manager.

Councillor SM Edwards informed the Committee that, although he had received further information from the applicant, he was considering the application afresh.

Councillor Mrs CAED Murfitt had been absent from the Chamber during the debate, and did not vote.

35. S/0117/06/F - FULBOURN

The Committee was **MINDED TO APPROVE** the application, subject to it being advertised as a departure from the Development Plan, referred to the Secretary of State as a departure from the Development Plan and not being called in by him for determination, contrary to the recommendation contained in the report from the Director of Development Services. Members considered that such a modest addition to the conversion would not adversely affect the Green Belt and, therefore, would not conflict with Policies P1/2 and P9/2a of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies GB1, GB2 and GB5 of the South Cambridgeshire Local Plan 2004.

36. S/0185/06/F - FULBOURN

DELEGATED APPROVAL, subject to the Conditions set out in the report from the Development Services Director and additional Conditions as recommended by the Council's Agricultural Consultant, requiring detailed layout plan showing the storage system and fans; retention of the store for farm use only; and restriction on other stores in relation to letting out. If feasible, an additional Condition requiring removal of the "redundant" Building No. 1 would be attached to the Decision Notice.

Councillor NJ Scarr informed the Committee that he had attended an annual MAGPAS event at Queens Farm for several years in a row. The event was not associated with the applicant.

37. S/2035/00/F - FOWLMERE

DELEGATED APPROVAL, subject to the amendments outlined in the report of the Director of Development Services, and the prior completion of a Section 106 Legal Agreement requiring the replacement of the picket fence with the continuation of the brick wall at the front of Plots 4 to 7.

Although a member of Fowlmere Parish Council, Councillor Mrs Roberts had not formed a view on this planning application when it was considered by the Parish Council, and came to the District Council meeting afresh.

38. S/0060/06/RM - GAMLINGAY

DELEGATED APPROVAL / DELEGATED REFUSAL. Officers were authorised to approve the application, subject to the satisfactory resolution of the matters referred to in the report of the Development Services Director, appropriate and effective amelioration measures for visual and noise impact on neighbours, and the receipt of comments from the Chief Environmental Health Officer and the Highways Authority.

Councillor SGM Kindersley informed the Committee that he had been present at the Gamlingay Parish Council meeting when this application was discussed, but was not a member of Gamlingay Parish Council.

39. S/0607/90/F - LT GRANSDEN

RESOLVED that no objections be raised to a temporary variation of Condition 4 to allow up to 40 aero tows a day during the period Saturday 19 August to Sunday 27 August 2006, subject to the carrying out by the District Council's Environmental Health Section of noise monitoring during this period.

Councillor JA Quinlan had left the meeting by the time this agenda item was discussed but, prior to leaving, had declared a personal and prejudicial interest therein by virtue of having once been a member of the Cambridge University Gliding Club and also having dealt professionally with the original planning application for the Gliding Club Airfield.

Councillor NIC Wright informed the Committee that his son would be undertaking work experience at the aerodrome in June.

40. S/0162/06/RM - GIRTON

This item was **WITHDRAWN**.

41. BREACH OF CONDITIONS - WELBROOK WAY, GIRTON

RESOLVED to authorise Breach of Condition Notice(s) for immediate service, preventing further occupations until the outstanding Conditions: outline Condition 7 and Reserved Matters Condition 19 have been met, in addition to the Notices already authorised by Committee against Reserved Matters Conditions 9, 14 and 15.

The Committee **NOTED** that the applicant would be submitting a separate application for provision of the LEAP to comply with the terms of the Section 106 Legal Agreement.

42. 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
- Summaries of recent decisions of interest
- Appeals received
- Local Inquiry and Informal Hearing dates scheduled before the next meeting on 10 May 2006
- Appeals withdrawn or postponed
- Advance notification of future Local Inquiry and Informal Hearing dates (subject to postponement or cancellation)

43. ENFORCEMENT ACTION PROGRESS - INDEX

The Committee **NOTED** the current enforcement cases and that the Enforcement team would be returning to full strength from 10 April 2006.

44. SECTION 106 - TRAILER COMPOUND

RESOLVED that no further action be taken, subject to a further report to Committee in June 2006 regarding the Consortium's purchase of the land, the receipt of a revised planning application detailing the new site boundaries, and progress on site.

45. SECTION 106 - SPORTS CENTRE AND BOWLING GREEN TRIGGER POINTS

APPROVAL of the change to the trigger points for the sports centre and Bowling Green from 2000 occupations to 31 December 2007.

46. PHASE 6 GC09, 10 & 11 DEVELOPMENT BRIEFING DOCUMENT

APPROVAL of the Cambourne Phase 6 GC09, 10 and 11 Development Briefing Document as part of the Cambourne Design Guide.

47. CAMBRIDGESHIRE GUIDED BUSWAY - DISCHARGE OF CONDITIONS

AGREED

- (a) the consultation arrangements specified in the report of the Development Services Director;
- (b) that the discharge of conditions be delegated to the Development Services Director unless the circumstances specified in the report of the Development Services Director arise; and
- (c) that the Chairman and Planning and Economic Development Portfolio Holder approach Cambridgeshire County Council for funding assistance.

48. GOOGLE EARTH

The Planning and GIS (Geographical Information Systems) Manager had been pleased with the successful integration of GIS data into Google Earth and the robust performance of the system at the meeting. The Committee was advised that there remained a number of outstanding licensing issues and possible resource implications, and Members asked the Planning and GIS Manager to present a formal report to the Development and Conservation Control Committee meeting on 10 May 2006.

The Committee thanked the Planning and GIS Manager for his work in preparing and demonstrating the system.

49. AUDIT COMMISSION DEVELOPMENT SERVICES INSPECTION

The Committee was advised of the following initial comments from the Consultants retained to review progress following South Cambridgeshire District Council's designation as a "majors" Authority:

- Development and Conservation Control Committee agendas were too long - the Team recommended more delegation;
- Members required training; and
- the Development and Conservation Control Committee was too large.

50. DATE OF NEXT MEETING

Due to local elections, the Development and Conservation Control Committee would next meet on Wednesday 10 May 2006, with site visits on Monday 8 May 2006.

The Meeting ended at 6.31 p.m.
