

## DEVELOPMENT AND CONSERVATION CONTROL COMMITTEE

WEDNESDAY, 10 MAY 2006

### DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Development and Conservation Control Committee held on Wednesday, 10 May 2006. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior.

### PROCEDURAL ITEMS

**1. MINUTES OF PREVIOUS MEETING**

Agreed.

**2. LOCAL DEVELOPMENT FRAMEWORK**

Withdrawn from the agenda.

**3. ENFORCEMENT PROCEEDINGS ON PRIVATELY-OWNED ORCHARD LAND AT SMITHY FEN, COTTENHAM**

Resolved

1. that the Council take no direct action against the landowner;
2. that the landowner be encouraged to enforce the possession order against the occupiers of the orchard land, and that the Council work with the owner to agree a suitable way of protecting the land from future incursions; and
3. that, should the landowner fail to pursue a possession order by 31 December 2006, then the Council review its decision not to take direct action against the landowner.

**4. MOOR DROVE, HISTON**

Resolved not to determine the application.

**5. S/0570/06/F - TEVERSHAM**

Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and to an additional Condition requiring all windows at first floor level to be non-opening.

**6. S/0546/06/F - TEVERSHAM**

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

**7. S/0442/06/F - STAPLEFORD**

Delegated Refusal (as amended by drawing no. 04/960/PL.02 Rev.A date stamped 11 April 2006 and drawing no. 04/960/PL.01 Rev.A date stamped 18 April 2006 for Reasons 1 and 2 set out in the report from the Director of Development Services and, should the Ecology Officer be dissatisfied with the results of the ecological survey, Reason 3. Reason 4 was deleted as the football pitch had been deleted from the application.

**8. S/0356/06/F - GREAT SHELFORD**

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

- 9. S/0514/06/F - STOW-CUM-QUY**  
Refused for the reasons set out in the report from the Director of Development Services.
- 10. S/0364/06/F - LITTLE WILBRAHAM**  
Delegated Approval contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered it to be a suitable location for the conversion of buildings and, recognising the facility's importance as a centre of excellence, expressed satisfaction that the proposal did not conflict with Policy EM4 of the South Cambridgeshire Local Plan 2004. Consent would be subject to Conditions relating to, among other things, landscaping, details of the proposed conversion, and measures to preserve the tree. In the light of these considerations and the nature of representations, the application would not be referred to the Secretary of State as a departure from the Development Plan.
- 11. S/0517/06/F - STOW-CUM-QUY**  
Withdrawn.
- 12. S/0264/06/F - OVER**  
Delegated approval / refusal. The application would be approved for the reasons set out in the report from the Director of Development Services, subject to parking arrangements being improved so as to have less of an impact on the occupiers of nearby flats, and to the Conditions referred to in the report. It would be refused if parking arrangements could not be improved.
- 13. S/0444/06/F - WILLINGHAM**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- 14. S/0559/06/O - WILLINGHAM**  
Minded to Refuse, contrary to the recommendation of the Director of Development Services, on the grounds of highway safety if such ground was substantiated by an independent highways consultant. If the independent consultant considered the application acceptable, it would be referred back to Committee for determination.
- 15. S/6340/06/RM - CAMBOURNE**  
Deferred until the Committee meeting in June 2006 to allow further discussions to take place between the Local Planning Authority, developer and Cambourne Parish Council.
- 16. S/6339/06/RM - CAMBOURNE**  
Delegated approval / refusal. The application would be approved for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and to the Environment Agency being satisfied with the amended plans. Otherwise, it would be refused.
- 17. S/6341/06/F - CAXTON**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein.
- 18. S/6342/06/RM - CAXTON**  
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 ecological enhancement.

- 19. S/0311/06/F - HIGHFIELDS CALDECOTE**  
Refused for the reasons set out in the report from the Director of Development Services, and for a third reason, namely the proximity of the proposal to the pond and the failure of the applicant to take wildlife into account.
- 20. S/0578/06/F - COTTENHAM**  
Refused for the reasons set out in the report from the Director of Development Services, and because of the impact on the vista over Green Belt land from Oakington Road.
- 21. S/0562/06/RM - ICKLETON**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- 22. S/0472/06/F - FULBOURN**  
Delegated approval / Delegated Refusal contrary to the recommendation contained in the report from the Director of Development Services. Having visited the site, Members considered that, subject to some improvements being made to the visibility splay and parking layout, the expansion of a local firm outweighed the possible adverse impact on the neighbour at no. 18 Home End, and reflected the aim of Policy EM7 of the South Cambridgeshire Local Plan 2004. If the required improvements could not be achieved, the application would be refused.
- 23. S/0371/06/O - HATLEY**  
Delegated Approval for the reasons set out in the report from the Director of Development Services, subject to expiry of the consultation period, to a possible meeting with neighbouring residents and the Conditions referred to therein and to additional Conditions requiring ecological enhancement, diversion of the public footpath and appropriate screening from both the road and that footpath.
- 24. S/0554/06/F - HARSTON**  
Refused for the reasons set out in the
- 25. S/0485/06/F - HASLINGFIELD**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- 26. S/0435/06/F - IMPINGTON**  
Approval for a temporary period of five years in accordance with the revised recommendation from the Director of Development Services.
- 27. S/0618/06/O - LONGSTANTON**  
Refused for the reasons set out in the report from the Director of Development Services.
- 28. S/1846/04/F - LONGSTANTON**  
Delegated Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, and to the prior completion of the necessary maintenance and access agreement between the Council, as Drainage Authority and Peter Stroude, as land owner, and to the payment, by Persimmon to the District Council, of the agreed maintenance sum.
- 29. S/0593/06/RM - MELBOURN**

Delegated approval, contrary to the recommendation in the report from the Director of Development Services, subject to the Local Planning Authority being satisfied with the revised plans. Members considered that the proposal would enhance the area, and comply with Policies HG10, SE9 and EN30 of the South Cambridgeshire Local Plan 2004.

- 30. S/0450/06/F - MELDRETH**  
Deferred for consideration of accurate drawings.
- 31. S/0455/06/F - MELDRETH**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein.
- 32. S/0525/06/F - PAPWORTH ST AGNES**  
Refused for the reason set out in the report from the Director of Development Services.
- 33. S/0486/06/F - SAWSTON**  
Approval for the reasons set out in the report from the Director of Development Services, subject to the Conditions refferred to therein.
- 34. S/0563/06/F - SAWSTON**  
Delegated approval / refusal. The application would be approved for the reasons set out in the report from the Director of Development Services, subject to the Condition referred to therein and to the satisfactory conclusion of negotiations aimed at addressing Members' concerns about the design of the lamps, their hours of use, and the issue of light pollution.
- 35. S/1265/04/F - BOURN**  
Deferred, among other reasons, to consider the environmental health implications.

## **APPEALS AND STATISTICS**

### **INCIDENTAL ITEMS**

- 36. REVIEW OF OFFICER DELEGATION**  
Resolved that the revised scheme of delegation for determining applications be adopted with effect from the meeting of the Development and Conservation Control Committee on 7 June 2006.
- 37. RECYCLING FACILITIES IN CAMBOURNE**  
Approval of the amendment to the requirement for land at the village greens for recycling facilities, subject to the developers' Consortium submitting for approval, and subsequently implementing, alternative uses for the sites already used /allocated at Great and Lower Cambourne village greens.

