

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Development and Conservation Control Committee held on
Wednesday, 7 June 2006 at 10.00 a.m.

PRESENT:	Dr DR Bard	RE Barrett
	JD Batchelor	RF Bryant
	TD Bygott	Mrs PS Corney
	Mrs VG Ford	R Hall
	Mrs SA Hatton	Mrs CA Hunt
	SGM Kindersley	Mrs CAED Murfitt
	CR Nightingale	EJ Pateman
	A Riley	NJ Scarr
	Mrs HM Smith	Mrs DSK Spink MBE
	JH Stewart	RJ Turner
	JF Williams	NIC Wright

Councillors Mrs SJO Doggett, Mrs EM Heazell and TJ Wotherspoon were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs PM Bear, Mrs A Elsby, RB Martlew, Dr JPR Orme, JA Quinlan and Mrs DP Roberts.

Councillor Mrs CAED Murfitt (Chairman of the Council) in the Chair.

1. ELECTION OF CHAIRMAN

Councillor RF Bryant nominated Councillor NIC Wright as Chairman of the Development and Conservation Control Committee. This was seconded by Councillor Mrs DSK Spink and, there being no other nominations, it was

RESOLVED that Councillor NIC Wright be elected Chairman of the Development and Conservation Control Committee for the coming year.

Councillor NIC Wright took the Chair

The Chairman paid tribute to his predecessor, Councillor Dr JPR Orme, and, in particular, to his qualities of respect, good humour, and fairness. The Committee concurred with the Chairman's comments. The Chairman welcomed Councillors Mrs PM Bear and Mrs J Guest (in their absence) and T Bygott and Mrs V Ford as new members of the Committee.

2. APPOINTMENT OF VICE-CHAIRMAN

Council Councillor CR Nightingale nominated Councillor SGM Kindersley as Vice-Chairman of the Development and Conservation Control Committee. This was seconded by Councillor RF Bryant and, there being no other nominations, it was

RESOLVED that Councillor SGM Kindersley be appointed Vice-Chairman of the Development and Conservation Control Committee for the coming year.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 10 May 2006, subject to the addition of Councillor JF Williams' Apologies for Absence and, in Minute 22 (S/0562/06/RM – Ickleton), deletion of the reference, in the

third paragraph, to Councillor JF Williams having been present in the Chamber.

4. TO RE-APPOINT THE DEVELOPMENT AND CONSERVATION CONTROL (ADVISORY) COMMITTEE

The Committee appointed the Chairman and Vice Chairman of the Development and Conservation Control Committee (Councillors NIC Wright and SGM Kindersley), and re-appointed Councillors Dr DR Bard, Mrs DP Roberts, and Mrs DSK Spink to the body formally known as the Development and Conservation Control (Advisory) Committee, but now to be a Sub-Committee with executive powers.

Councillor JD Batchelor nominated Councillor Mrs HM Smith as the sixth member of the Sub-Committee. This was seconded by Councillor CR Nightingale and, there being no other nominations, it was

RESOLVED that Councillor Mrs HM Smith be elected to serve on the Development and Conservation Control Sub-Committee during the coming year.

There had been some concern expressed in Cottenham that there had been no local representation on the Development and Conservation Control (Advisory) Committee. Councillor TW Wotherspoon (a local Member for Cottenham) noted that any Member was entitled to attend its meetings, and stated that he did not share that concern.

5. TO CONSIDER RECOMMENDATIONS MADE BY THE DEVELOPMENT AND CONSERVATION CONTROL (ADVISORY) COMMITTEE

The Committee considered the following recommendation, made by the Development and Conservation Control (Advisory) Committee at its meeting on 26 May 2006.

“... that the Development and Conservation Control Committee

1. Resolves not to pursue the option of a district-wide Injunction;
2. instructs officers to compile a prioritised list of site-specific locations for enforcement action, with clear reasons for determining their position within the list; and
3. Delegates to the Development and Conservation Control Advisory Committee (suitably re-established and re-named), or an alternative, small Sub-Committee, the authority to take all action deemed necessary with regard to enforcement action on Travellers sites.”

The Draft Minutes of that meeting had been made available electronically prior to the meeting on 7th June 2006.

The Head of Legal Services reported that the Council had been successful in its High Court application seeking removal of travellers encamped at Smithy Fen, Cottenham in breach of planning control. The Court Order gave 7 September 2006 as the deadline by which the affected travellers had to vacate the site. The High Court had refused the travellers leave to appeal, but they had 28 days from the date of the Order (7 June 2006) to apply to the Court of Appeal for leave. If they did this, and were successful, a further report would be made to the Development and Conservation Control Committee. There had been no Order for Costs. The Head of Legal Services commended this success to Members, and referred to the manner in which officers had worked together in order to achieve it.

Councillor TJ Wotherspoon led Members' tributes to those officers involved in securing the

Court Order.

- RESOLVED**
1. not to pursue the option of a district-wide Injunction;
 2. to instruct officers to compile a prioritised list of site-specific locations for enforcement action, with clear reasons for determining their position within the list; and
 3. to delegate to a small Sub-Committee, the authority to take all action deemed necessary with regard to enforcement action on Traveller sites.

6. S/0390/06/F - FULBOURN

APPROVAL for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein (the word 'weekends' at the beginning of the third line of Condition 3 being corrected to read 'weekdays') and an additional Condition requiring implementation of the submitted drainage scheme.

Councillors Mrs V Ford and RJ Turner declared personal interests as customers of the valeting operation.

7. S/0636/06/F - FULBOURN

REFUSED for the reasons set out in the report from the Director of Development Services, and for additional reasons relating to the adverse effect on trees, hedgerows and the adjacent Listed Buildings.

8. S/0430/06/F - GIRTON

REFUSED contrary to the recommendation in the report from the Director of Development Services on the grounds of the development being too cramped and therefore out of character with the street scene, and the inappropriate size and height of the properties, being overbearing to adjoining properties. The flooding implications for the immediate area would be an additional reason for refusal if the submitted Flood Risk Assessment was not acceptable to the Environment Agency and the Council's Drainage Manager.

9. S/0719/06/F - GIRTON

REFUSED for the reasons set out in the report from the Director of Development Services, and on the additional grounds of harm to the amenity of the neighbours by reason of traffic noise and of inappropriate design.

10. S/0740/06/F - IMPINGTON

DELEGATED APPROVAL / DELEGATED REFUSAL. Approval would be granted for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein, to additional Conditions and to outstanding issues, including vehicular access, being resolved. The application would be refused if such issues could not be resolved.

11. S/0706/06/F - BASSINGBOURN-CUM-KNEESWORTH

DEFERRED to enable officers to consider consultation responses

12. S/1569/02/F - BOURN

REFUSED for the reason set out in the report from the Director of Development Services, with an Informative to the applicant relating to the welfare of the local bat population.

13. S/0667/06/F – CALDECOTE

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 expiration of the 21-day notice period for advertisements and site notices, and consultation with Cambridgeshire County Council's Definitive Map Officer, the Ramblers Association and Local Access Forum.

14. S/6340/06/RM - CAMBOURNE

Delegated approval, as amended, subject to the Conditions referred to in the report from the Director of Development Services.

15. CAMBOURNE SECTION 106 AGREEMENT: TRAILER COMPOUND PROVISION

RESOLVED that no further action be taken at this stage, but that officers monitor the situation and report back to Committee if the issue remains outstanding in three months' time.

16. S/0739/06/F - HARLTON

DELEGATED APPROVAL, as amended, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and to consultation about the revised plans. The Decision Notice would be accompanied by an Informative concerning issues relating to drainage onto a roof of the neighbouring property.

Councillor SGM Kindersley declared a personal interest as the County Councillor for Harlton.

17. S/0625/06/RM - LONGSTANTON

DELEGATED APPROVAL subject to the Conditions referred to in the report from the Director of Development Services in order to resolve outstanding design issues in conjunction with the local Member. Should the scheme not be amended satisfactorily within the statutory timescale, the application would be refused.

Councillor A Riley declared that he was considering this matter afresh, although he could not recall whether or not he had contributed to the debate when it had been considered by Longstanton Parish Council.

18. S/0669/06/O - MELBOURN

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

19. S/0727/06/F - MELBOURN

DELEGATED APPROVAL for the reasons set out in the report from the Director of Development Services, subject to safeguarding Conditions and to resolution of car parking issues and design of some of the dormer windows.

20. S/0498/06/F - MELDRETH

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

21. S/0600/06/F – PAPWORTH EVERARD

APPROVAL contrary to the reason set out in the report from the Director of Development Services. Following a site visit by Members, and having received advice relating to the condition of the horse chestnut tree, the Committee felt that the need for accommodation should outweigh the implications for the horse chestnut tree. Approval was subject to Conditions relating to landscaping, details of proposed cladding, and removal of the building if and when no longer required for the intended use.

22. S/0542/06/RM – PAPWORTH EVERARD

APPROVAL of Reserved Matters in accordance with outline planning permission S/0203/04/O dated 1st October 2004, for the reasons set out in the report from the Director of Development Services, subject to the Conditions referred to therein and a Grampian Condition requiring the relocation of a colony of cave spiders.

23. S/0902/06/F - STEEPLE MORDEN

DELEGATED APPROVAL subject to the completion of a Section 106 Legal Agreement prior to 3rd August 2006 or, if not, the imposition of a Condition requiring the completion of such an Agreement in respect of public open space and education contribution. Approval would be subject to safeguarding Conditions, including one requiring the carrying out of an ecological survey. In this instance, there would be no requirement for affordable housing, given the benefit to the village of the provision of a local amenity area and the development costs of the scheme.

Mr S Travers-Healy from Steeple Morden Parish Council addressed the meeting.

24. S/0754/06/F - GULDEN MORDEN

DELEGATED APPROVAL for the reason set out in the report from the Director of Development Services, subject to the Conditions referred to therein and the receipt of outstanding consultation responses.

25. S/0528/06/F - STAPLEFORD

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

26. S/0657/06/F - WHITTLESFORD

REFUSED for the reason set out in the report from the Director of Development Services, as amended by plans date stamped 31 May 2006.

27. S/0704/06/F – WILLINGHAM

APPROVAL contrary to the recommendation contained in the report from the Director of Development Services. Following a site visit by Members, the Committee considered that the proposal accorded with Policy HG13 of the South Cambridgeshire Local Plan 2004 in that it had no adverse impact on the countryside, and was not out of scale with the existing dwelling.

Councillor Mrs P Corney declared a personal interest by virtue of the applicant being a friend of her husband.

28. S/0743/06/O - WILLINGHAM

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

Councillor Mrs P Corney was not present in the Chamber during the consideration of this item.

29. APPEALS AGAINST PLANNING APPLICATIONS AND ENFORCEMENT ACTION

Members noted this information report, which had been published on the Council's website.

The Deputy Director of Development Services highlighted the summaries of recent decisions of interest.

30. DEPARTMENT OF THE ENVIRONMENT CIRCULAR 8/93, AWARD OF COSTS IN PLANNING AND OTHER (INCLUDING COMPULSORY PURCHASE ORDER) PROCEEDINGS

Members noted this information report, which had been published on the Council's website.

The Meeting ended at 3.05 p.m.
