

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a meeting of the Planning Committee held on
Wednesday, 6 September 2006 at 10.00 a.m.

PRESENT: Councillor NIC Wright – Chairman
Councillor SGM Kindersley – Vice-Chairman

Councillors:	Dr DR Bard	RE Barrett
	JD Batchelor	Mrs PM Bear
	RF Bryant	Mrs PS Corney
	Mrs VG Ford	Mrs JM Guest
	R Hall	Mrs SA Hatton
	Mrs CA Hunt	RB Martlew
	Mrs CAED Murfitt	CR Nightingale
	EJ Pateman	JA Quinlan
	A Riley	Mrs DP Roberts
	Mrs HM Smith	Mrs DSK Spink MBE
	JF Williams	

Councillors NN Cathcart, Mrs JE Lockwood, MJ Mason and RT Summerfield were in attendance, by invitation.

Apologies for absence were received from Councillors Mrs A Elsby, JH Stewart and RJ Turner.

Member Training

At the Chairman's request, the Head of Planning Services briefed Members about on-going discussions in relation to Member training for those on the Planning Committee. It was anticipated that a programme should be agreed by the end of September. Councillor Mrs DSK Spink commented that such training should be mandatory for all those on the Committee.

1. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting of the Development and Conservation Control Committee held on 2nd August 2006, subject to an amendment in Minute no. 5 (S/1195/06/F – Steeple Morden) to show that the local Member (Councillor Mrs CAED Murfitt) had declared a personal interest having attended a meeting with the Divisional County Councillor, and a representative from each of Guilden Morden, Steeple Morden and Ashwell Parish Councils.

2. S/0824/06/F – BASSINGBOURN-CUM-KNEESWORTH

DELEGATED APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to investigating revised options for onsite parking and also to safeguarding Conditions, including the requirement, if appropriate, for a commuted sum in lieu of the provision of an affordable unit.

3. S/0706/06/F - BASSINGBOURN

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

4. S/1348/06/F - OAKINGTON

APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to the Condition referred to therein.

5. S/1168/06/F - HARSTON

DELEGATED APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to the submission of correct ownership certificates.

Councillor Mrs DP Roberts did not vote.

Mrs E Funnell, Chairman of Harston Parish Council's Planning Committee, addressed the Committee on behalf of the Parish Council.

6. S/1489/06/F - HARSTON

REFUSED for the reason set out in the report from the Head of Planning Services.

Councillor CR Nightingale declared a personal interest by virtue of his acquaintance with the applicant's son.

Mrs E Funnell, Chairman of Harston Parish Council's Planning Committee, addressed the Committee on behalf of the Parish Council.

7. S/1345/06/F - LINTON

APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and an additional Condition requiring the submission of details of the drainage channel on the access road to Plot 2.

8. S/1360/06/F - LINTON

DELEGATED APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to the receipt of an amended plan addressing the comments of the Local Highway Authority about dimensions of the access, junction radii and re-positioning of the traffic calming measures, the prior completion of a Section 106 Legal Agreement requiring that two of the dwellings are affordable, an education contribution prior to issue of the Decision Notice, the Conditions referred to in the report, and to informatives regarding protection of landscaping along the northern and eastern boundaries, height of buildings and gradient of the access road.

Councillor Mrs DP Roberts was not present for the first part of the debate and did not vote.

9. S/0625/06/RM - LONGSTANTON

DELEGATED APPROVAL, for the reasons set out in the report from the Head of Planning Services, subject to the revisions required by the Local Highways Authority and the submission of accurate plans (if necessary following a detailed consideration of the concerns of the occupiers of Old Farm, 155 High Street) and subject to Conditions relating to the details of siting, design, means of access and the landscape structure without the need to further consult statutory consultees, residents or other interested parties.

Councillor A Riley declared a personal interest by virtue of having chaired the meeting of Longstanton Parish Council when this application was discussed there, but believed that he took no part in the debate or vote at that time. Councillor A Riley further declared that

he had attended a meeting at South Cambridgeshire Hall with officers and the developers of the site to resolve some of the outstanding finer details of the application and these were indeed resolved at that meeting. In order to prevent any possible allegation of bias or pre-determination on the part of Councillor Riley, notwithstanding that he was considering the matter afresh at this meeting of the District Council's Planning Committee, he did not take part in the vote.

10. S/1415/06/F - MELBOURN

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

Councillor JA Quinlan declared a prejudicial interest by virtue of having advised a number of local residents professionally on unrelated subjects. He withdrew from the Chamber, took no part in the debate, and did not vote.

11. S/0032/06/F - LANDBEACH, MILTON AND WATERBEACH

DEFERRED pending receipt of drainage and hydraulic information from the Phase 2 Flood Risk Assessment and further transportation, ecology and landscaping information, but minded to approve subject to the information contained therein being satisfactory to the Local Planning Authority.

Councillor JA Hockney (not a Committee member but in attendance as a non-voting Member of Council) declared a personal interest by virtue of his membership of Landbeach Parish Council. He had not voted on the application when it had been considered by that Council.

Councillor R Martlew declared a personal interest by virtue of his involvement in early negotiations with the Cambridge Sport Lakes Trust as a former Cambridgeshire County Councillor.

Councillor MJ Mason (not a Committee member but in attendance as a non-voting Member of Council) declared a personal interest as South Cambridgeshire District Council's representative on the Old West and Waterbeach Internal Drainage Boards.

Councillor A Riley declared a personal interest by virtue of having a stepson who rows.

Councillor Mrs HM Smith informed the Committee that she had taken a close personal interest in the Cambridge Rowing Trust's (now known as the Cambridge Sport Lakes Trust) 1992 application in respect of a larger site, submitting two letters outlining her concerns. At no point had she expressed an opinion, either for or against, regarding that scheme. Subsequent to that application receiving outline planning permission, Milton Parish Council appointed her as an observer at Cambridge Rowing Trust Board meetings in order to protect the public interest recognised in the Section 106 Legal Agreement which was never actually completed. Mrs. Smith assured the Committee that she had not been involved in the Board's decision-making process, and that she had no personal friends on the Board. Her involvement with the Board had come to an end in 1999, when observers were no longer invited to attend Board meetings. Councillor Mrs Smith declared a personal interest as a member of King's College, and explained that, as an Undergraduate there, she had coxed a boat on the River Cam for three years, but had not been involved with rowing since then. Councillor Mrs Smith declared a further personal interest by virtue of her membership of Milton Parish Council, and of contributing to that Council's discussion about, but not the voting on, the current planning application, which she was now, in any event, considering afresh as a District Councillor.

Councillor RT Summerfield (not a Committee member but in attendance as a non-voting Member of Council) declared a personal interest by virtue of his membership of Milton Parish Council, and having been involved in the past in negotiations on behalf of South Cambridgeshire District Council.

Jane Coston, Chairman of Milton Parish Council, addressed the meeting, having declared a personal interest by virtue of her involvement with the application on behalf of both the Parish Council and, previously, as a Cambridgeshire County Councillor.

Councillor R Hall had not attended the Committee site visit on 4th September 2006, and did not vote.

Councillor Mrs DP Roberts had not attended the Committee site visit on 4th September 2006 and, accordingly, did not contribute to the debate and did not vote.

12. S/1349/06/F - MILTON

APPROVAL, as amended by plans date stamped 15th August 2006, for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein and an additional Condition removing Permitted Development Rights relating to boundary treatment.

13. S/1485/06/F - MILTON

APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to the Conditions referred to therein (Condition 2 being reworded to indicate that the scheme had now been approved) and additional Conditions relating to pollution control and canopy colour.

14. S/1235/06/RM – ORWELL

DELEGATED APPROVAL / REFUSAL. Reserved Matters consent would be refused as submitted for the reasons set out in the report from the Head of Planning Services, unless satisfactory revised drawings were received in time to enable the application to be determined within the 13 week deadline (21 September 2006). Approval would be subject to comments on the revised drawings from the Local Highways Authority, and to input from the Trees and Landscape Officer.

Councillor SGM Kindersley declared a personal interest as the Cambridgeshire County Councillor for the Gamlingay Electoral Division, which includes the parish of Orwell.

Councillor Mrs DP Roberts declared a prejudicial interest as the applicant is a resident of Fowlmere, for which she is District Councillor. Councillor Mrs Roberts withdrew from the Chamber, did not take part in the debate and did not vote.

15. S/0878/06/F - GREAT SHELFORD

APPROVAL, as amended by drawing nos. 4 Rev.A, 6 Rev.A, 7 Rev.A, 10 Rev.A and 821.1 Rev.A date stamped 26.7.06, for the reasons set out in the report from the Head of Planning Services and subject to the Conditions referred to therein

Councillor R Hall declared a prejudicial interest by virtue of his acquaintance with the occupiers of no. 1 Wollards Lane,

Councillor CR Nightingale attended the Chairman's Delegation meeting that had discussed this application, but was now considering the matter afresh.

16. S/1443/06/F - GREAT SHELFORD

REFUSED in line with officers' amended recommendation, in view of the Local Highways Authority's concerns about highway safety.

17. S/1353/06/F - WATERBEACH

DELEGATED APPROVAL for the reasons set out in the report from the Head of Planning Services, subject to receipt of amended plans addressing the points outlined in the report relating to the number and siting of windows, and to the Conditions referred to therein.

18. S/1113/06/LB AND S/1114/06/F - OVER

REFUSAL of both applications, contrary to the recommendations contained in the report from the Head of Planning Services. Following a Committee Site Visit, Members refused the application on the grounds of nature conservation, harm to the Conservation Area and to the setting of the Grade 2 Listed Building at 17 High Street.

RESOLVED that Enforcement Officers investigate the circumstances surrounding the residential caravan to the rear of 17 High Street.

19. S/2010/04/F - WILLINGHAM

DELEGATED APPROVAL subject to the applicant amending the application to a temporary application for three years.

20. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee noted a report on Appeals against planning applications and enforcement action and, in particular, written summaries of decisions relating to:

- Marchfield Developments Ltd – Demolition of existing workshops and redevelopment to provide 6 no. dwellings – 15 Ashwell Road, Steeple Morden – Appeal allowed with a full award of costs to the appellant. The Head of Planning Services explained that the decision had been made contrary to the Officer's recommendation. The cost was likely to be in the order of £10,000 or more and details would be reported back to Committee for information after a figure had been agreed between the respective legal teams.

This case had illustrated the need for reasons that could be reasonably defended when decisions were made by the Committee.

- J Crickmore – Conversion of barn to dwelling – Chesterton Fen Road, Milton - Appeal allowed

The Meeting ended at 3.53 p.m.
