

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 4 April 2007 at 10.00 a.m.

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

Councillors:	RE Barrett	JD Batchelor
	Mrs PM Bear	RF Bryant
	Mrs PS Corney	Mrs A Elsby
	Mrs JM Guest	R Hall
	Mrs SA Hatton	Mrs CA Hunt
	Mrs CAED Murfitt	CR Nightingale
	Mrs DP Roberts	Mrs HM Smith
	Mrs DSK Spink MBE	JH Stewart
	RJ Turner	JF Williams

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Area Planning Officer), Peter Burns (Solicitor), Frances Fry (Senior Planning Assistant), David Grech (Conservation Area and Design Officer), Rob Mungovan (Ecology Officer), David Rush (Development Control Quality Manager), Ian Senior (Democratic Services Officer), Paul Sexton (Area Planning Officer) and Kate Wood (New Village / Special Projects Officer (Cambourne))

Councillors EW Bullman and SM Edwards were in attendance, by invitation.

Apologies for absence were received from Councillors Dr DR Bard, TD Bygott, Mrs VG Ford, RB Martlew and NJ Scarr and from Gareth Jones (Corporate Manager (Planning & Sustainable Communities)).

1. DECLARATIONS OF INTEREST

Councillors JD Batchelor, SGM Kindersley and RJ Turner declared personal interests as Cambridgeshire County Councillors.

2. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 7 March 2007.

3. S/0048/07/F – ICKLETON (LAND R/O 9/17 GRANGE ROAD)

The Committee **REFUSED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities). Members agreed the reason for refusal as being that the proposal represented backland development out of keeping with the linear form of development in the village, contrary to Policy HG11 criterion 4 of the South Cambridgeshire Local Plan 2004.

4. S/0259/07/F – HINXTON (LORDSHIP FARM, NORTH END, ROAD)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

Councillor T Bygott declared a personal and prejudicial interest as an employee of Genome Research Ltd, a company owned by the applicant, withdrew from the Chamber, took no part in the debate and did not vote.

5. S/0067/07/F – STAPLEFORD (LAND ADJ 17 GOG MAGOG WAY)

At its meeting on 7 March 2007 (Minute no. 27 refers), the Committee had been Minded to Refuse this application, subject to officers, Stapleford Parish Council and the applicant meeting to discuss the possibility of submitting an amended planning application. Members had agreed that, in the absence of an amended application, the reason for refusal would be overdevelopment, which was out of character of the area, and overbearing impact on the neighbour's property.

In arriving at this decision, the Committee had not had the benefit of any legal advice. The Council's Legal Service confirmed that the Committee could, and should, reconsider the application afresh because, although it had made a decision last month, it had merely been provisional, and no formal Decision Notice had yet been issued.

In September 2006, a Planning Inspector had determined that the proposed dwelling would not have an unacceptable impact on the living conditions of occupiers of adjoining properties, or on the residential amenity of the occupiers of the dwelling at 19, Dukes Meadow..

Having considered carefully the changes made to the proposed dwelling following the appeal decision and the Inspector's report in September 2006, the Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) subject to the Conditions referred to therein.

Councillor CR Nightingale attended the meeting of Stapleford Parish Council at which this application had been discussed, but took no part in the debate there and was now considering the matter afresh.

6. S/2460/06/F – LINTON (4 BARTLOW ROAD)

The Committee **APPROVED** the application, as amended by plan 2511/02B dated 9 March 2007, for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to the Conditions referred to therein.

Councillor Mrs P Bear declared a personal interest as a member of the Emsons Close Residents Association.

7. S/0107/07/F – COTON (BLUE GATES, MADINGLEY ROAD)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and an additional Condition aimed at reducing the impact of light pollution from both inside and outside the building.

8. S/1260/05/F – GAMLINGAY (LAND AT LITTLE HEATH)

The Committee **APPROVED** the application, contrary to the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities), for a temporary period of five years, subject to a personal Condition. In reaching this decision, Members took into account the special circumstances of the applicant.

The Committee had previously visited the site on [when?]

9. S/0191/07/F – FOWLMERE (THE SWAN HOUSE INN, HIGH STREET)

Prior to considering this item, Members attended a site visit on 2 April 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE** the application for a temporary period of one year for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein and an additional Condition restricting use of the door onto the High street to that of a fire door only. This one year period would take effect from the date of the premises first opening for trade as a Takeaway so that officers could monitor the impact of the takeaway use on residential amenity, parking facilities and highway safety, given the premises' location on a road junction,

Councillor Mrs DP Roberts declared a personal interest as a member of Fowlmere Parish Council, and was considering the matter afresh.

Councillor Mrs DSK Spink did not vote.

10. S/2124/04/F – ARRINGTON (ERMINE WAY)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein.

11. S/0303/07/F – GREAT EVERSDEN (LAND R/O 13 HIGH STREET)

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to the applicant agreeing to reduce the number of flues from two to one, and to a Condition requiring the toilet window in the north east elevation to be fitted and maintained with obscured glazing. Approval would also be subject to the Conditions imposed on Appeal in November 2006 (Ref: S/0962/06/F) requiring the submission of a scheme of hard and soft landscaping; the withdrawal of Permitted Development Rights (Classes A to E of Part 1, Schedule 2) and the restriction of the hours of use of power operated machinery during the period of demolition and construction.

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

12. S/0273/07/O – IMPINGTON (LAND ADJ ST GEORGES COURT, OFF MILTON ROAD)

The Committee noted that this application had been **WITHDRAWN** due to the refusal of the Council's Affordable Housing Panel to support the proposal. The site visit, scheduled to have taken place on 2 April 2007, was cancelled.

13. S/2266/06/F – HORNINGSEA (ST JOHN'S BARN, ST JOHN'S LANE)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein. Paragraph 17(e) of the report should have read as follows, "*Officers from the Planning Service have visited the site and been very positive about this application.*"

Councillor R Turner declared a personal interest as a member of Horningsea Parish Council, but was considering the matter afresh.

14. S/2064/06/F – BARRINGTON (PRIMES CLOSE)

The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, as amended from 16 dwellings to 14 dwellings, subject to the layout meeting the requirements of the Environment Operations Manager.

Councillor RF Bryant attended the Parish Council meeting but was considering the matter afresh.

Councillor SGM Kindersley declared a personal interest as Cambridgeshire County Councillor for the Electoral Division of Gamlingay, which includes the parish of Barrington, and as a Governor of the Barrington Church of England (Voluntary Controlled) Primary School.

15. S/0005/07/O – BARRINGTON (NORTH OF CHALLIS GREEN)

Prior to considering this item, Members attended a site visit on 2 April 2007. The Committee gave officers **DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to the application being referred to the Secretary of state as a departure from the Development Plan and not called in for determination, to phasing considerations in association with Application S/2064/06/F, to the inclusion of noise mitigation measures, protection of the Safer Routes to School footpath and measures to improve visibility. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities) and subject to safeguarding Conditions.

Councillor R Hall did not attend the site visit and did not vote.

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

Councillor Mrs CAED Murfitt declared a personal interest as being licensed by the Bishop of Ely to visit the Barrington Church of England (Voluntary Controlled) Primary School.

16. S/2196/06/F – WILLINGHAM (LAND AT 37 ROCKMILL END)

The Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the prior completion of a Section 106 Legal Agreement requiring the maintenance of visibility over neighbouring land and requiring an education contribution, and Conditions relating to materials, visibility splays (pedestrian and vehicle), access road width and maintenance parking spaces, revised access detail, footpath widening, surface and foul water drainage and the prohibition of any further openings / obscure glazing where relevant.

17. S/2330/06/F – WILLINGHAM (5 CADWIN FIELD, SCHOLE ROAD)

The Committee **APPROVED** the application for a temporary period of three years, subject to safeguarding Conditions.

Councillor Mrs DP Roberts was not present in the Chamber, did not contribute to the debate and did not vote.

18. S/6392/07/F – CAMBOURNE (26 BROAD STREET, (PLOT 43 ST. JAMES GATE))

The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, in line with the recommendation in the report from the Corporate Manager (Planning and Sustainable Communities) (as amended verbally to reflect consultation responses on the updated Travel for Work Plan,) subject to the prior completion of a Section 106 Legal Agreement (in place of Condition 3 in the report) and to the addition of Conditions relating to noise mitigation, external lighting, and the hours during which power tools and machinery can be used and deliveries made.

Councillor Mrs DP Roberts was not present in the Chamber, did not contribute to the debate and did not vote.

19. S/1631/06/F – COTTENHAM (PLOTS 5, 5A, 6,10 & 11 ORCHARD DRIVE SMITHY FEN)

The Committee **REFUSED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities).

Councillor Mrs DP Roberts was not present in the Chamber, did not contribute to the debate and did not vote.

20. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

- Ms A Porter – Erection of retaining wall and infilling of bank to create an enlarged garden area – Rose Cottage, High Street, Horningsea – Appeal against enforcement notice allowed. Application for costs against the Council dismissed.
- P Norbury – Use of land as general builders yard and storage including the retail sale of goods, siting and letting of steel containers, erection of buildings and formation of aggregate bays – Clunchpits, London Way, Melbourn – Appeal against enforcement notice part allowed/part dismissed

Councillor Mrs DP Roberts was not present in the Chamber.

21. ENFORCEMENT ACTION

The Committee noted a report on enforcement action ongoing as at 4 April 2007.

Councillor Mrs DP Roberts was not present in the Chamber.

The Meeting ended at 1.15 p.m.
